

# HOPEWORKS

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Northwest Perspective  
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Pervious Surface Calculations  
Area Summary  
Area Summary  
Zoning Code Summary  
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Open Space Diagrams  
Open Space Diagrams

SUPPORT  
+  
CONNECT

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HOPE





# HOPEWORKS

PHASE II

SOUTH WEST PERSPECTIVE



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HOPEWORKS PHASE II  
04/14/2017 SCHEMATIC DESIGN



# HOPEWORKS

PHASE II

NORTH WEST PERSPECTIVE



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# HOPEWORKS

PHASE II

NORTH EAST ALLEY PERSPECTIVE



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PHASE II

BIRDS EYE PERSPECTIVE



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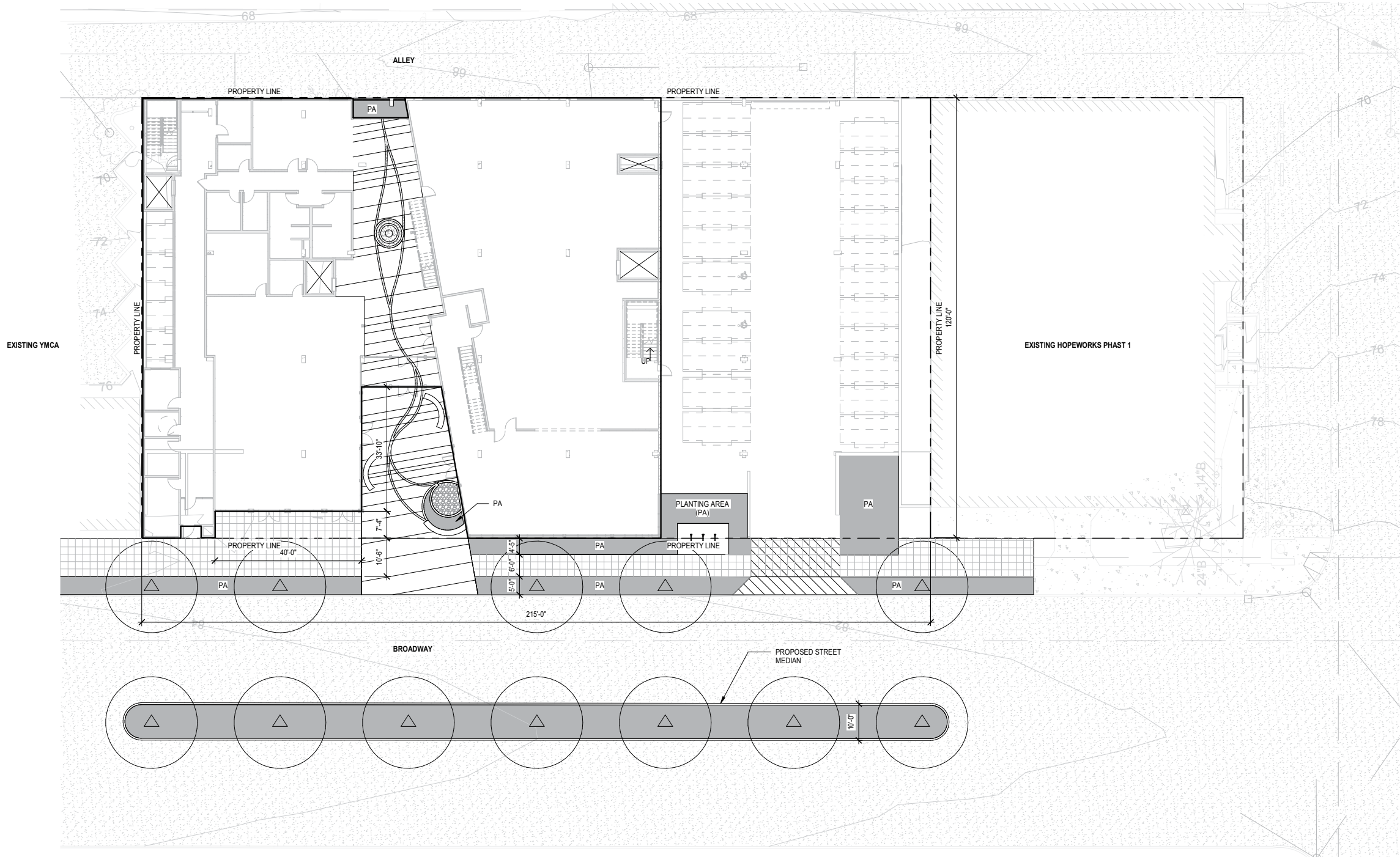




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## OVERALL SITE PLAN



**PUBLIC OPEN SPACE:** 19.31A.040.0  
AREA = 4% FOR THE SITE  
TOTAL SITE AREA = 25,801 SF  
  
OPEN SPACE REQUIRED: 1,033 SF  
OPEN SPACE PROVIDED: **1,337 SF**

**RESIDENTIAL OPEN SPACE:** 19.31A.030.C.1  
OPEN SPACE = 50 SF PER UNIT  
# OF UNITS = 66

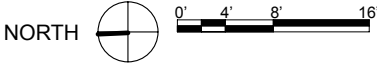
OPEN SPACE REQUIRED: 3,300 SF  
OPEN SPACE PROVIDED: **6,336 SF**

**RESIDENTIAL OPEN SPACE CALCS:**  
COMMON SPACE (ENTRY PLAZA & COURTYARDS)  
• LEVEL 1: 1,337 SF  
• LEVEL 3: 2,937 SF  
• LEVEL 4: 764 SF  
• LEVEL 5: 560 SF  
• **CALC:** 1.0 x 5,598 SF (TOTAL AREA) = **5,598 SF**

**INDOOR RECREATION AREAS**  
• LEVEL 3: 500 SF  
• LEVEL 4: 446 SF  
• LEVEL 5: 530 SF  
• **CALC:** 0.5 x 1,476 SF (TOTAL AREA) = **738 SF**

\*SEE OPEN SPACE DIAGRAM SHEETS FOR ADDITIONAL INFORMATION.

5 OVERALL SITE PLAN  
SCALE: 1/32" = 1'-0"





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## LEVEL P1 LANDSCAPE PLAN



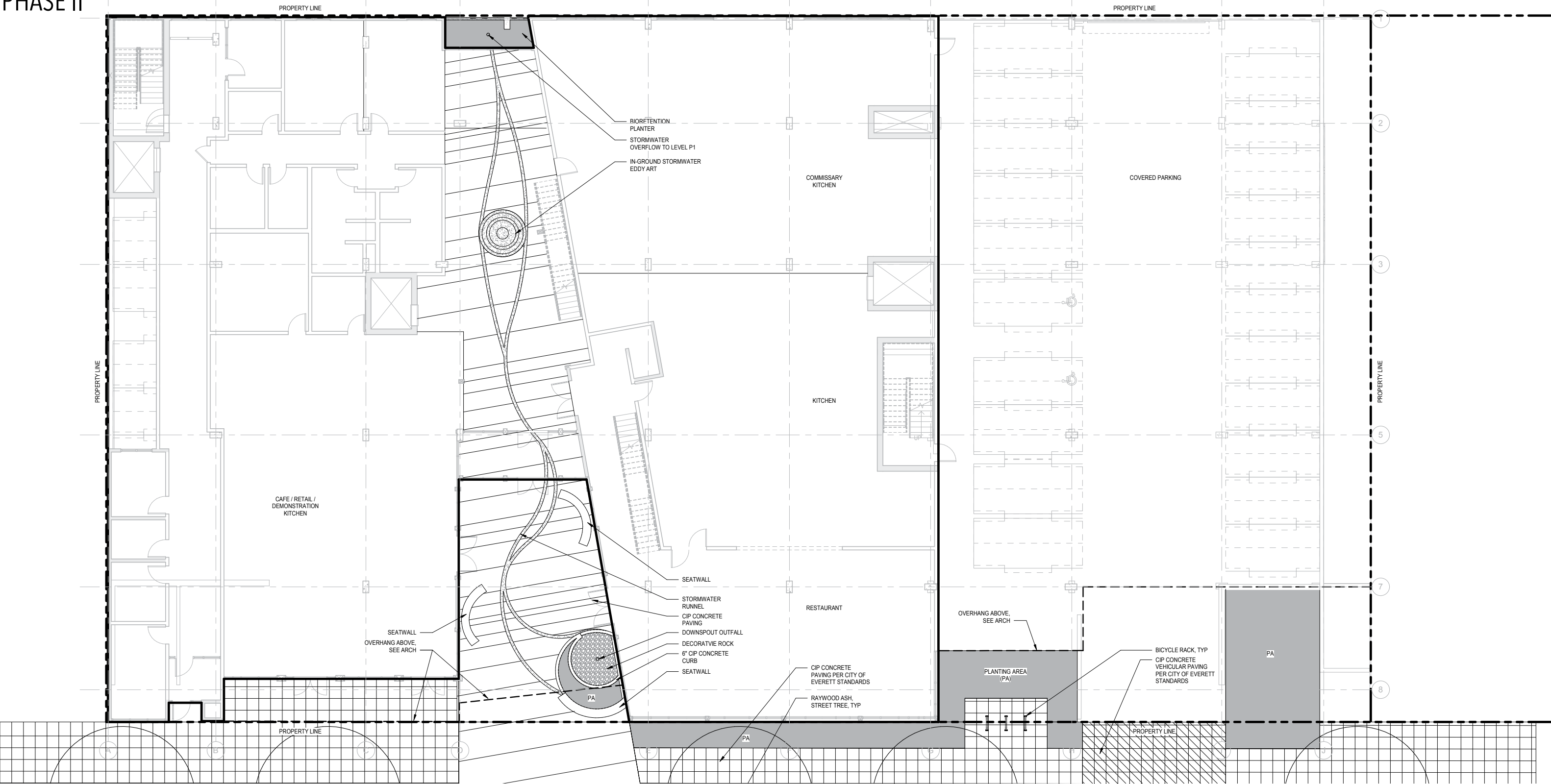
24 LEVEL P1 LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



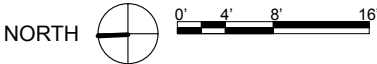
# HOPEWORKS

PHASE II

## LEVEL 1 LANDSCAPE PLAN

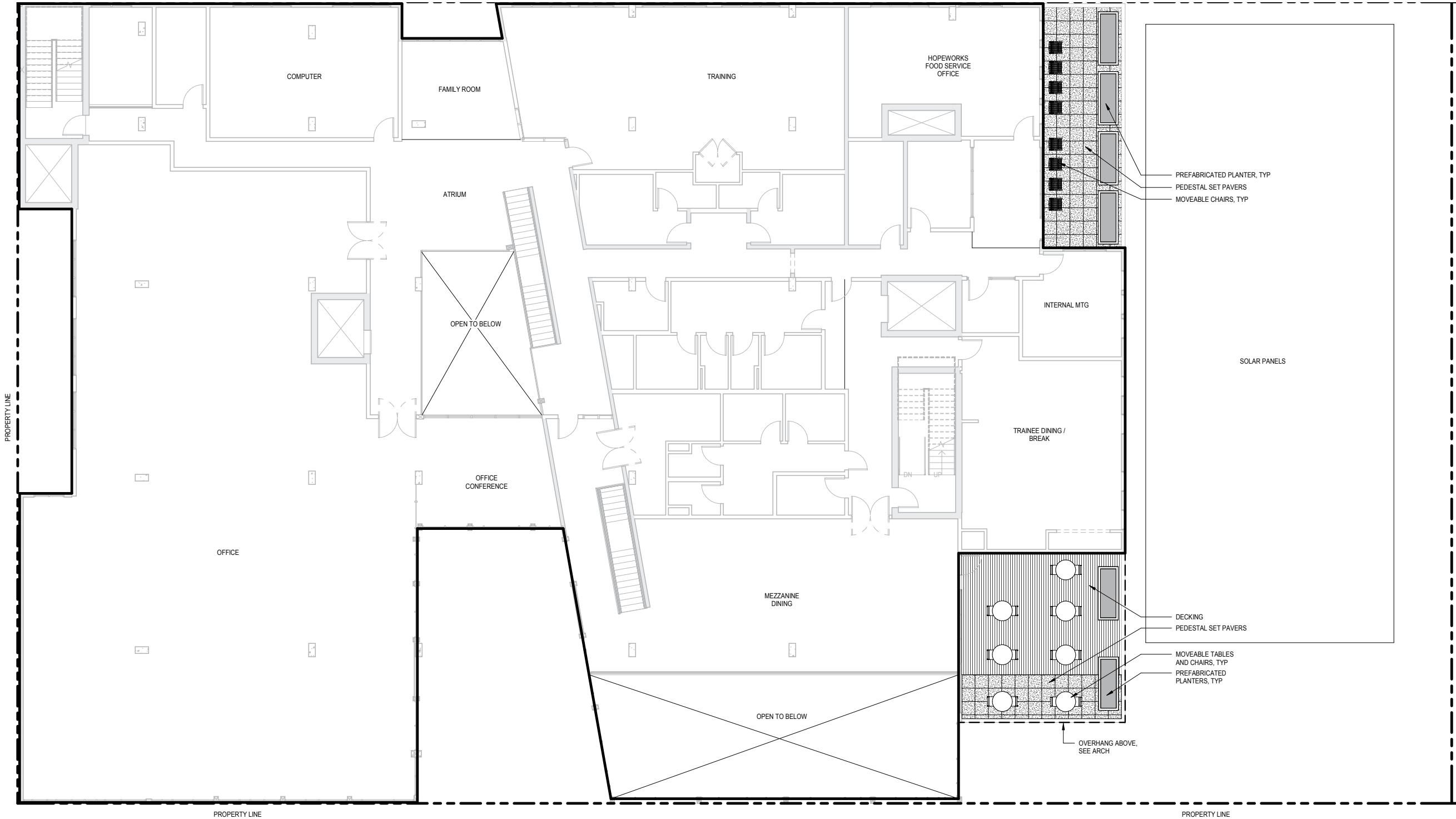


7 LEVEL 1 LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



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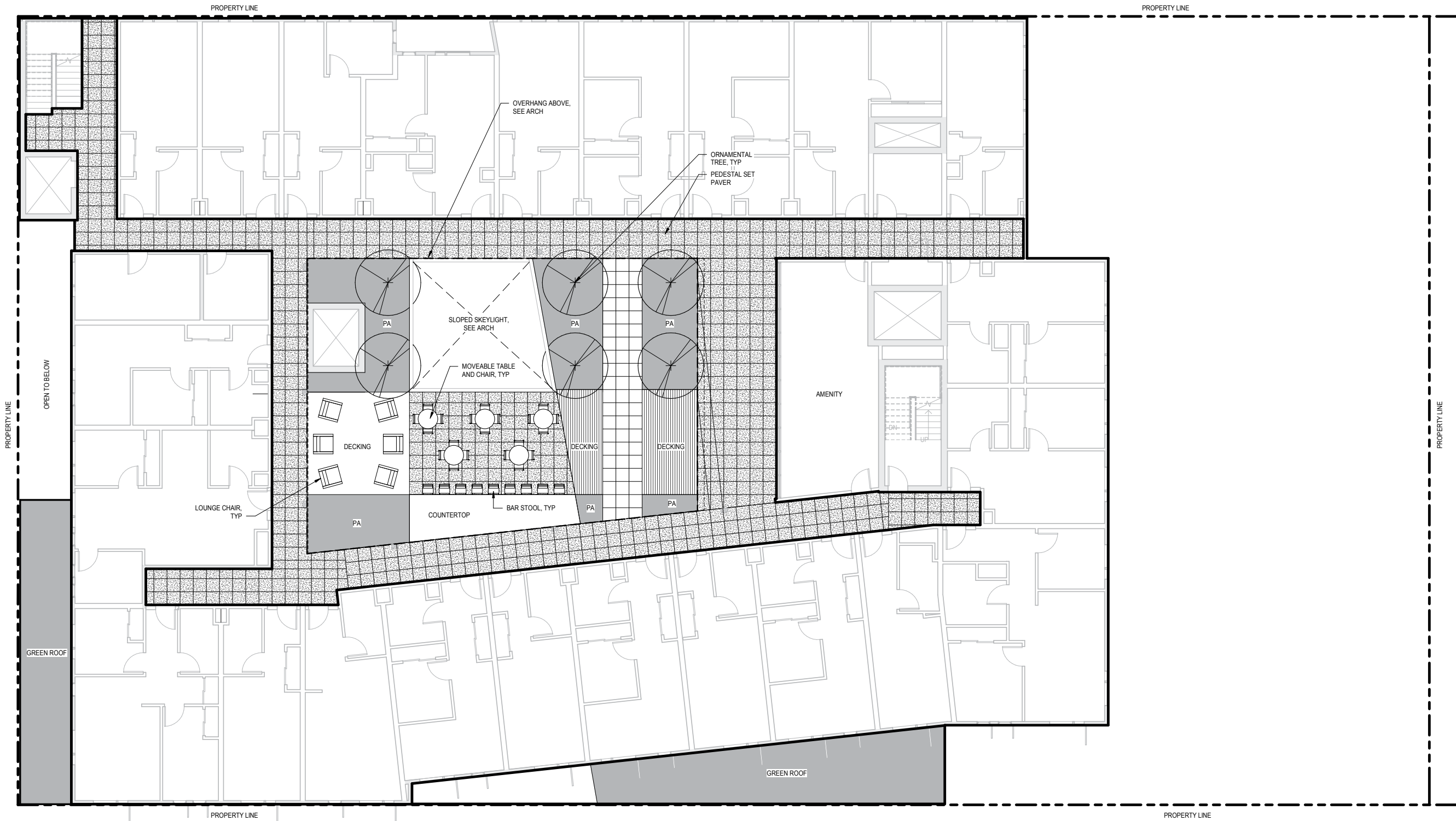


10 LEVEL 2 LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



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PHASE II

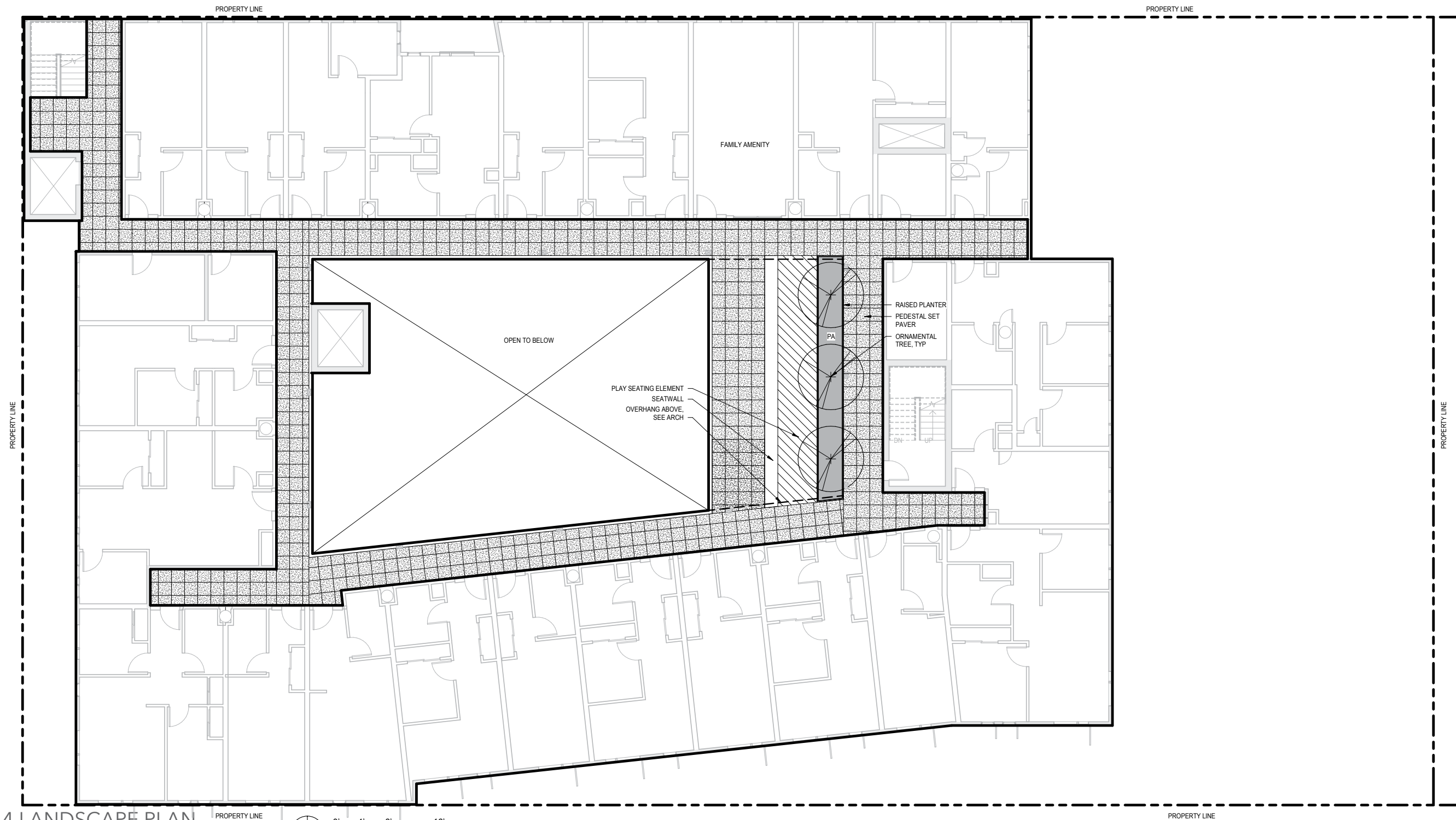


13 LEVEL 3 LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



# HOPEWORKS

## PHASE II



15

## LEVEL 4 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

PROPERTY LINE

NORTH



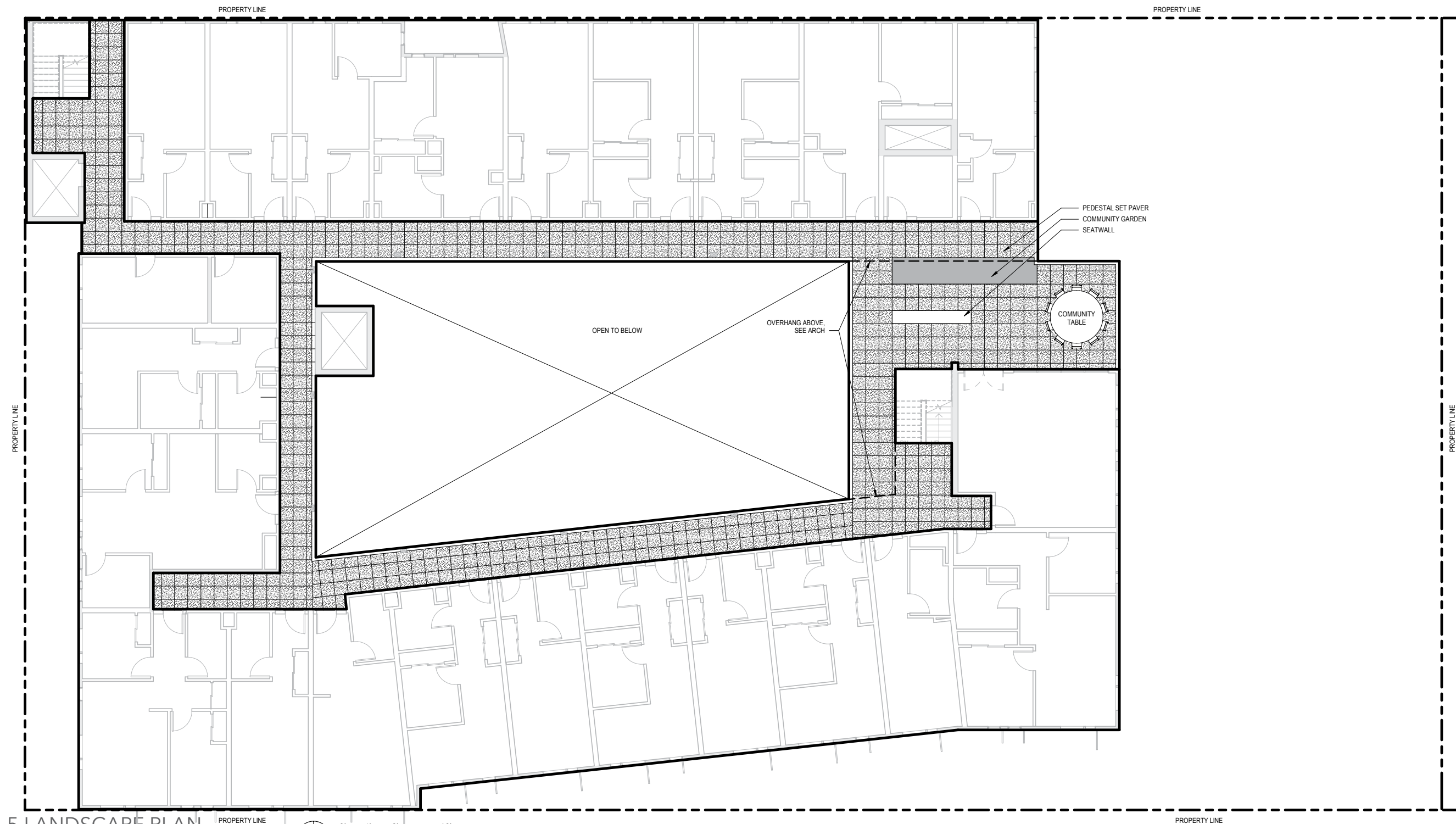
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# HOPEWORKS

## PHASE II



17 LEVEL 5 LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

PROPERTY LINE

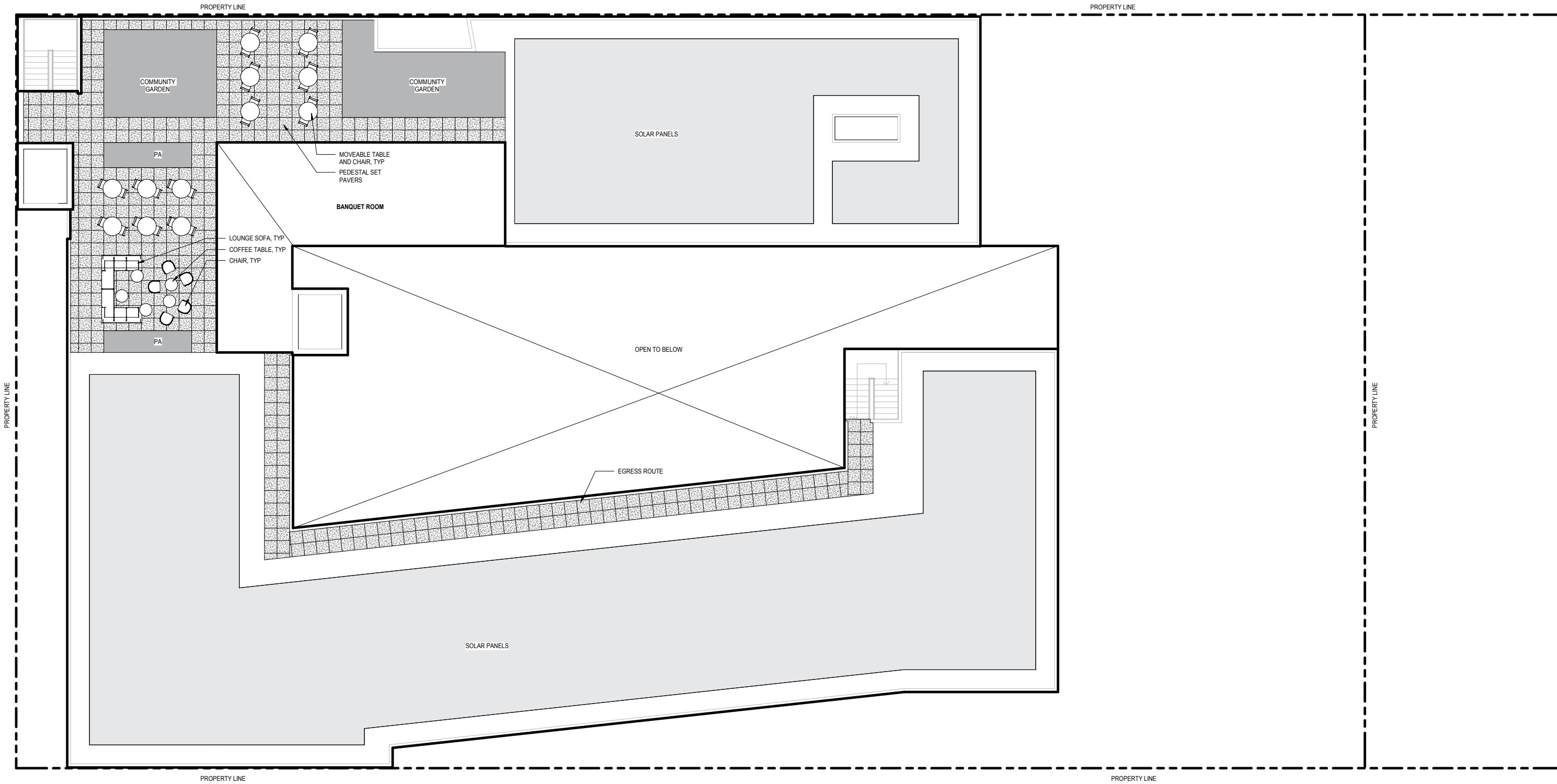
NORTH

0' 4' 8' 16'



# HOPEWORKS

PHASE II





# HOPEWORKS

## PHASE II

### LANDSCAPE MATERIALS AND PLANT SCHEDULE

RAINGARDEN

CAREX ELATA 'BOWLES GOLDEN'	BOWLES GOLDEN SEDGE
EQUISETUM HYEMALE	HORSETAIL

TREES

ACER TRUNCATUM	SHANTUNG MAPLE
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	SERVICEBERRY
CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD
CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE
FRAXINUS OXYCARPA 'RAYWOOD'	RAYWOOD ASH
MALUS DOMESTICA 'GOLDEN DELICIOUS'	GOLDEN DELICIOUS APPLE
MALUS 'MN1711'	HONEY CRISP APPLE

SHRUBS

ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY BUSH
CORNUS SERICEA 'ISANTI'	ISANTI REDTWIG DOGWOOD
DAPHNE ODORA	WINTER DAPHNE
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA
KALMIA LATIFOLIA 'ELF'	DWARF MOUNTAIN LAUREL
RHODODENDRON 'MOONSTONE'	MOONSTONE RHODODENDRON
ROSEMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY
TAXUS BACCATA 'REPANDENS'	SPREADING ENGLISH YEW
VACCINIUM X 'NORTHSKY'	NORTHSKY BLUEBERRY

GROUNDCOVERS

CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS
EPIMEDIUM X VERSICOLOR 'SULPHUREUM'	BISHOP'S HAT
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
GAULTHERIA SHALLON	SALAL
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
LIRIOPE MUSCARI 'MAJESTIC'	LILYTURF
LONICERA PILEATA	PRIVET HONEYSUCKLE
MISCANTHUS SINENSIS	DWARF MAIDEN GRASS
POLYSTICHUM MUNITUM	WESTERN SWORDFERN
RUBUS PENTALOBUS 'EMERALD CARPET'	EMERALD CARPET CREEPING RASPBERRY
VACCINIUM CRASSIFOLIUM 'WELL'S DELIGHT'	WELL'S DELIGHT CREEPING BLUEBERRY

NOTES:

- 1. ALL STREET TREES TO BE MIN. 2.5" CAL.
- 2. ALL PLANTING AREAS TO BE DESIGNED WITH AN AUTOMATIC IN-GROUND EFFICIENT SPRAY IRRIGATION SYSTEM.
- 3. PROVIDE SEPARATE WATER METER FOR ROW IRRIGATION





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PHASE II

## LANDSCAPE KEY FEATURES



PRODUCTIVE LANDSCAPES: A VARIETY OF OUTDOOR SOCIAL SPACES THAT ENCOURAGE HEALTH, LEARNING AND COMMUNITY.



EXTERIOR STORMWATER RUNNEL: REPRESENTING THE JOURNEY TOWARDS STABILITY AND GROWTH, THE EXTERIOR RUNNEL MAY FORCE WATER THROUGH A TURBULENT FLOW PATH AS IT APPROACHES THE BUILDING THRESHOLD. MATERIALS HERE MAY BE RAW, WEATHERED, OR ERODED.



INTERIOR STORMWATER RUNNEL: AS THE RUNNEL CROSSES THE BUILDING THRESHOLD, THE TURBULENT FLOW CALMS AND THE MATERIALS REFINE. OPPORTUNITIES FOR REFLECTANCE AND INTERPRETATION CAN BE WOVEN IN, AS THE RUNNEL TERMINATES AT A SMALL MEDITATIVE-LIKE SEATING NOOK WITH RAINGARDEN.



SOCIAL GATHERING SPACES: PLACES TO DEVELOP COMMUNITY AND FOSTER RELATIONSHIPS, WITH A VARIETY OF SEATING, PLANTING, AND SOCIAL INTERACTIONS.



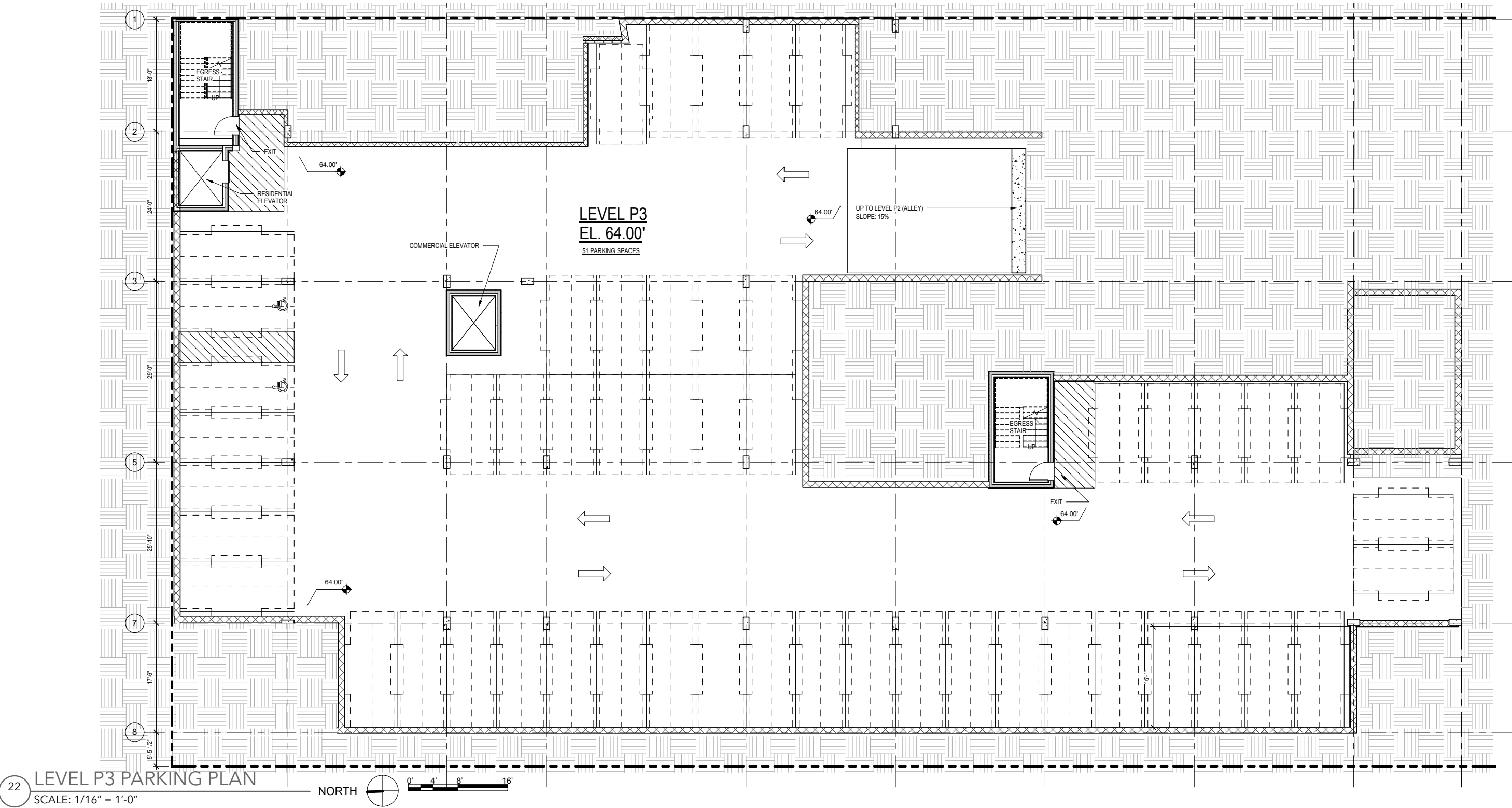
INTEGRATED PLAY: OPPORTUNITIES TO DESIGN FOR ALL AGES AND CREATE A SAFE AND PLAYFUL ENVIRONMENTS FOR FAMILIES.



SUSTAINABLE DESIGN: INTEGRATE SYSTEMS, FUNCTION AND MATERIALS TO CREATE EFFICIENT AND COST-EFFECTIVE SOLUTIONS THAT EDUCATE AND REDUCE ENVIRONMENTAL IMPACTS.









## PHASE II

## LEVEL P2 PARKING

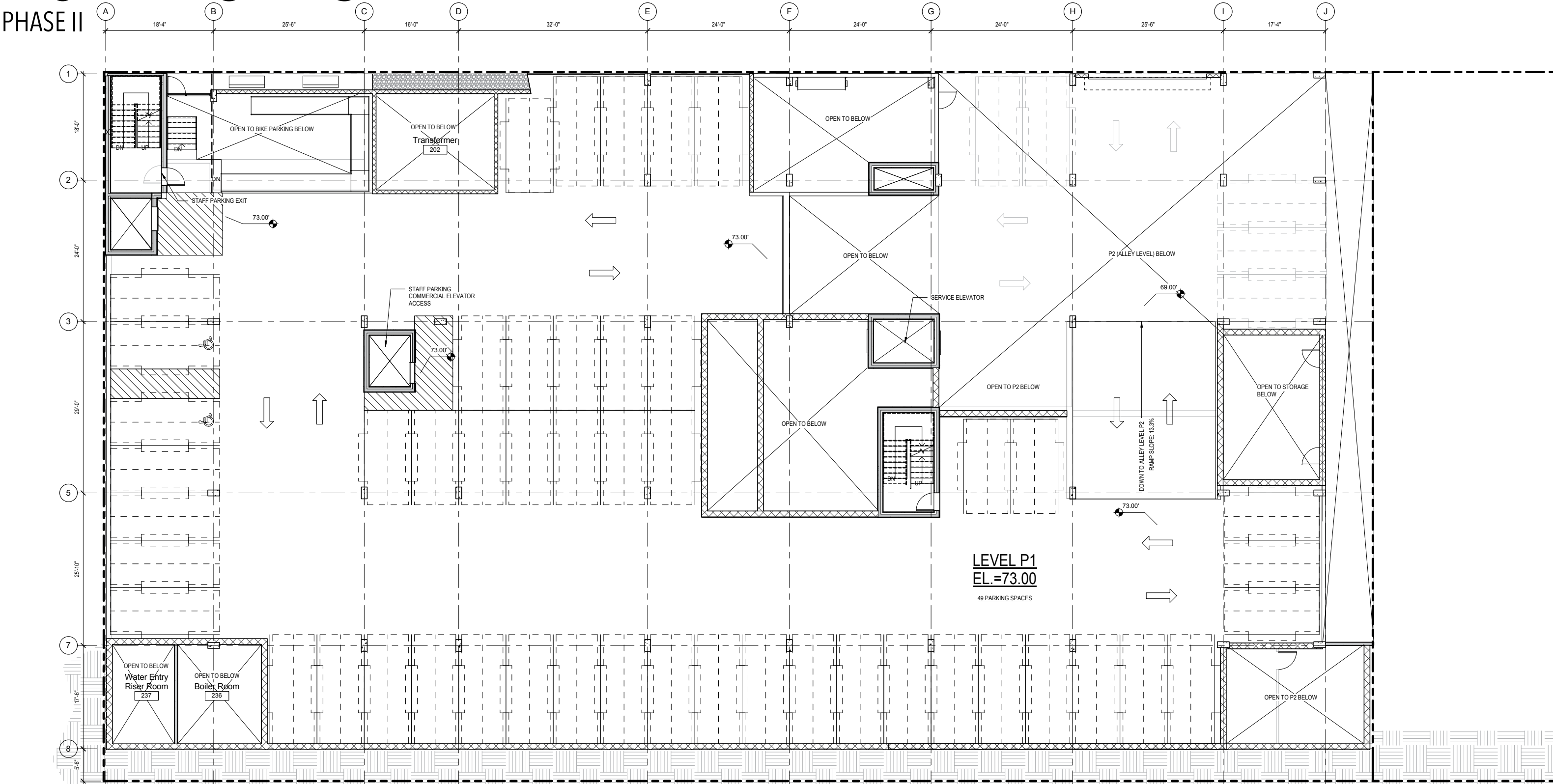


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# HOPEWORKS

PHASE II

LEVEL P1 PARKING



24 LEVEL P1 PARKING PLAN  
SCALE: 1/16" = 1'-0"

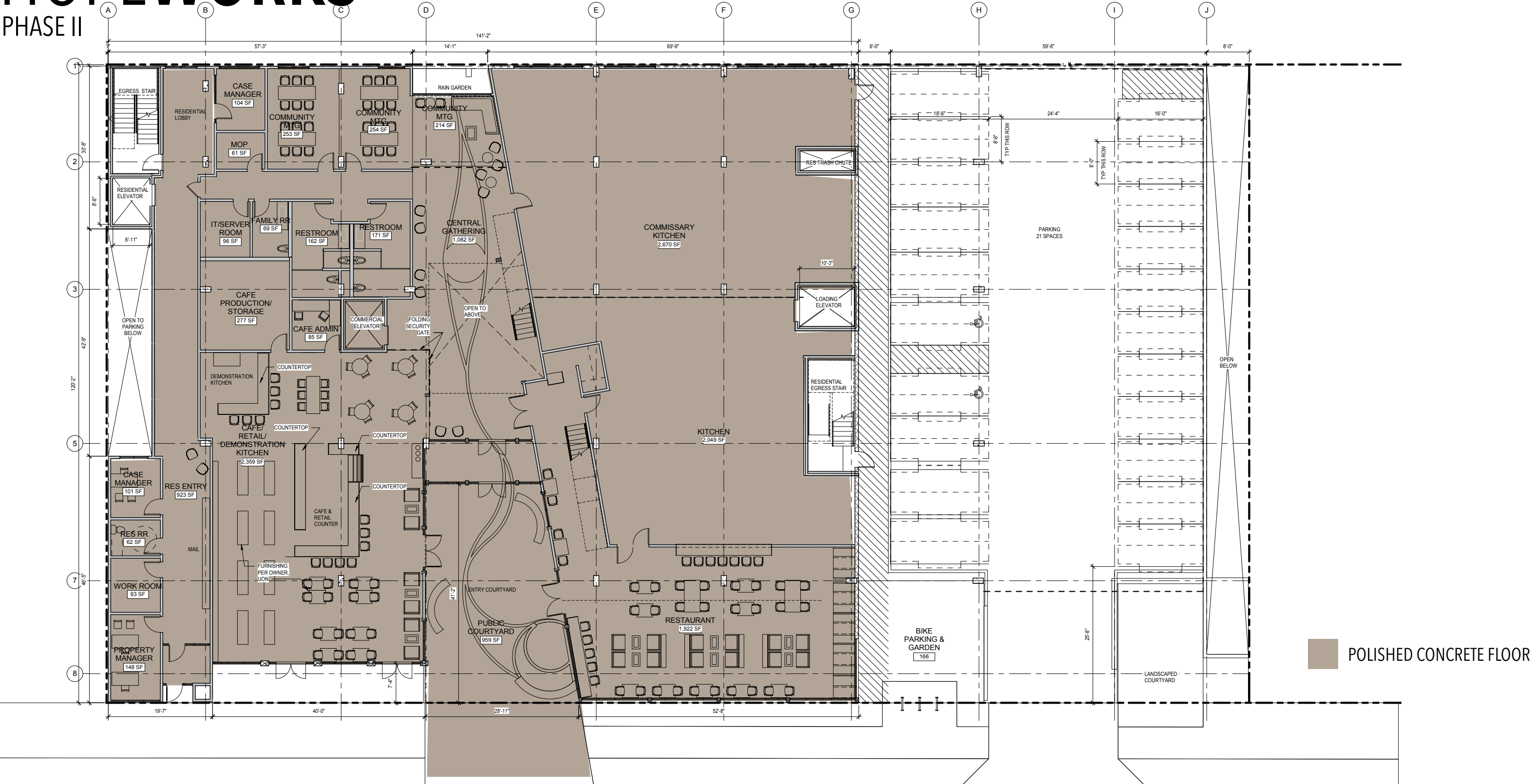
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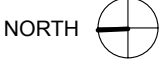
# HOPEWORKS

PHASE II

## LEVEL 1 FLOOR PLAN



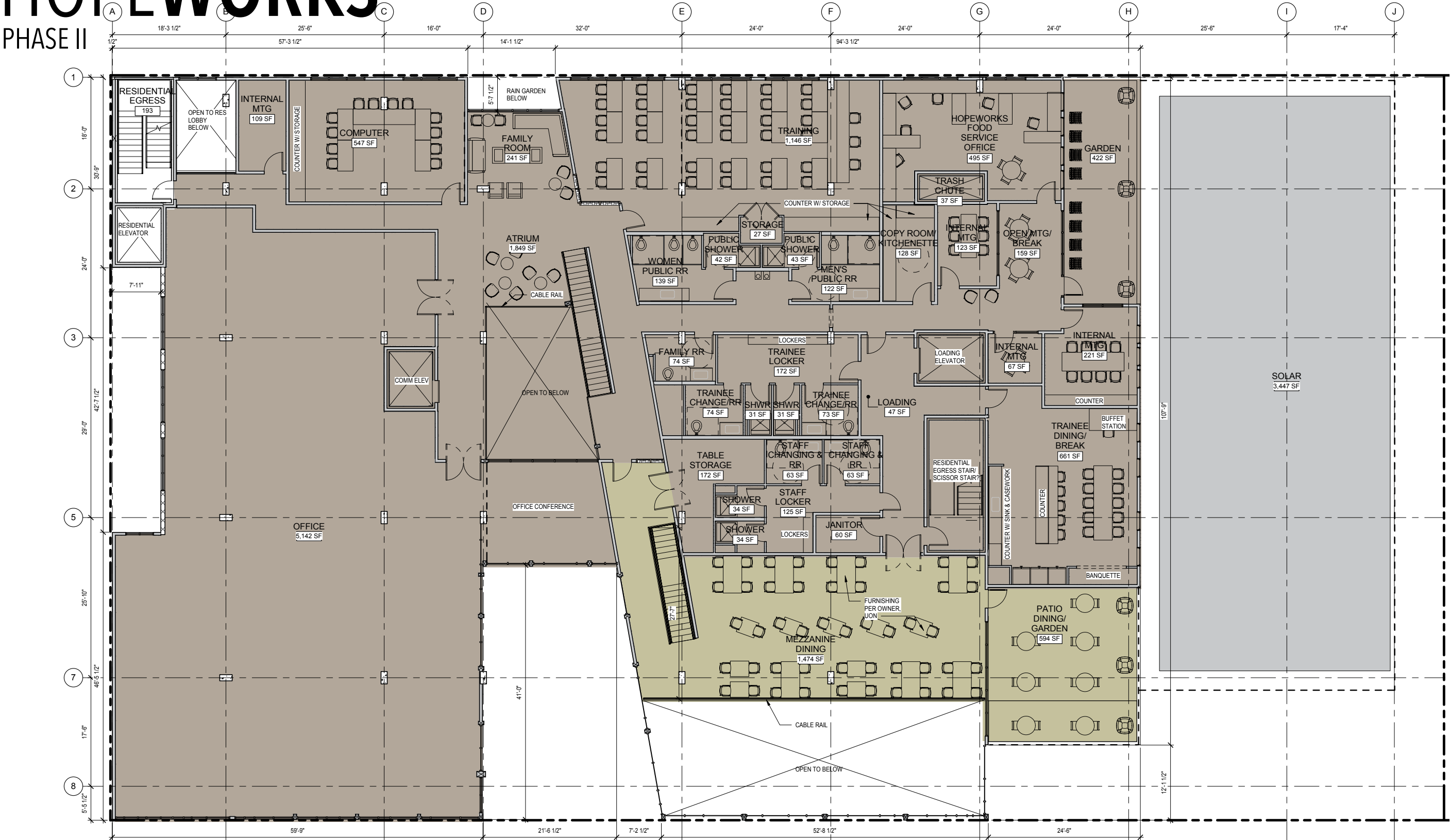
6 LEVEL 1 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



# HOPEWORKS

PHASE II

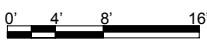
## LEVEL 2 FLOOR PLAN





9 LEVEL 1 FLOOR PLAN

SCALE: 1/16" = 1'-0"

NORTH



-  POLISHED CONCRETE FLOOR
-  HARD WOOD FLOOR

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# HOPEWORKS

## PHASE II

## LEVEL 3 FLOOR PLAN



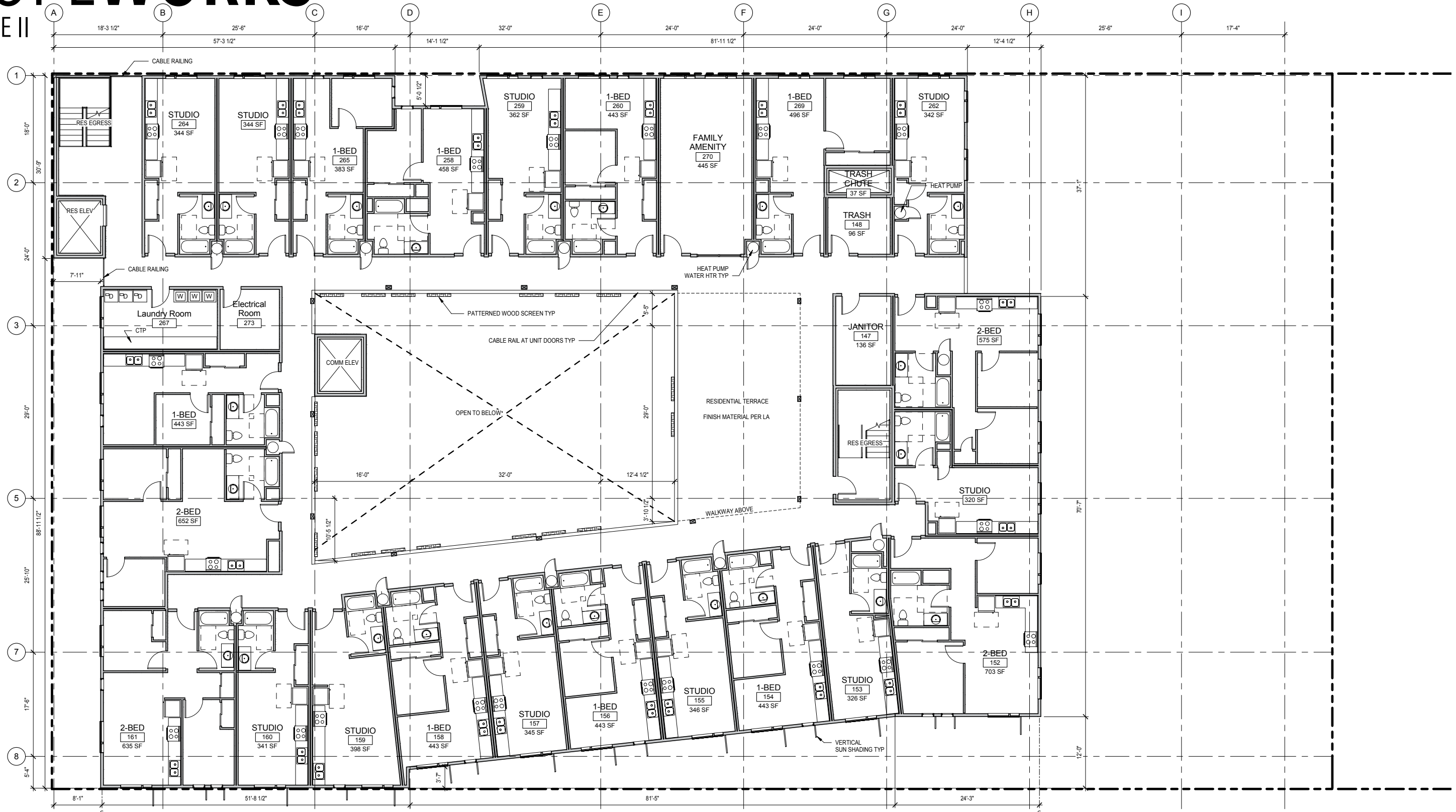
12 LEVEL 3 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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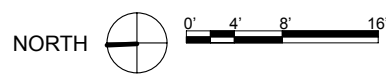
# HOPEWORKS

## PHASE II

## LEVEL 4 FLOOR PLAN



14 LEVEL 4 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



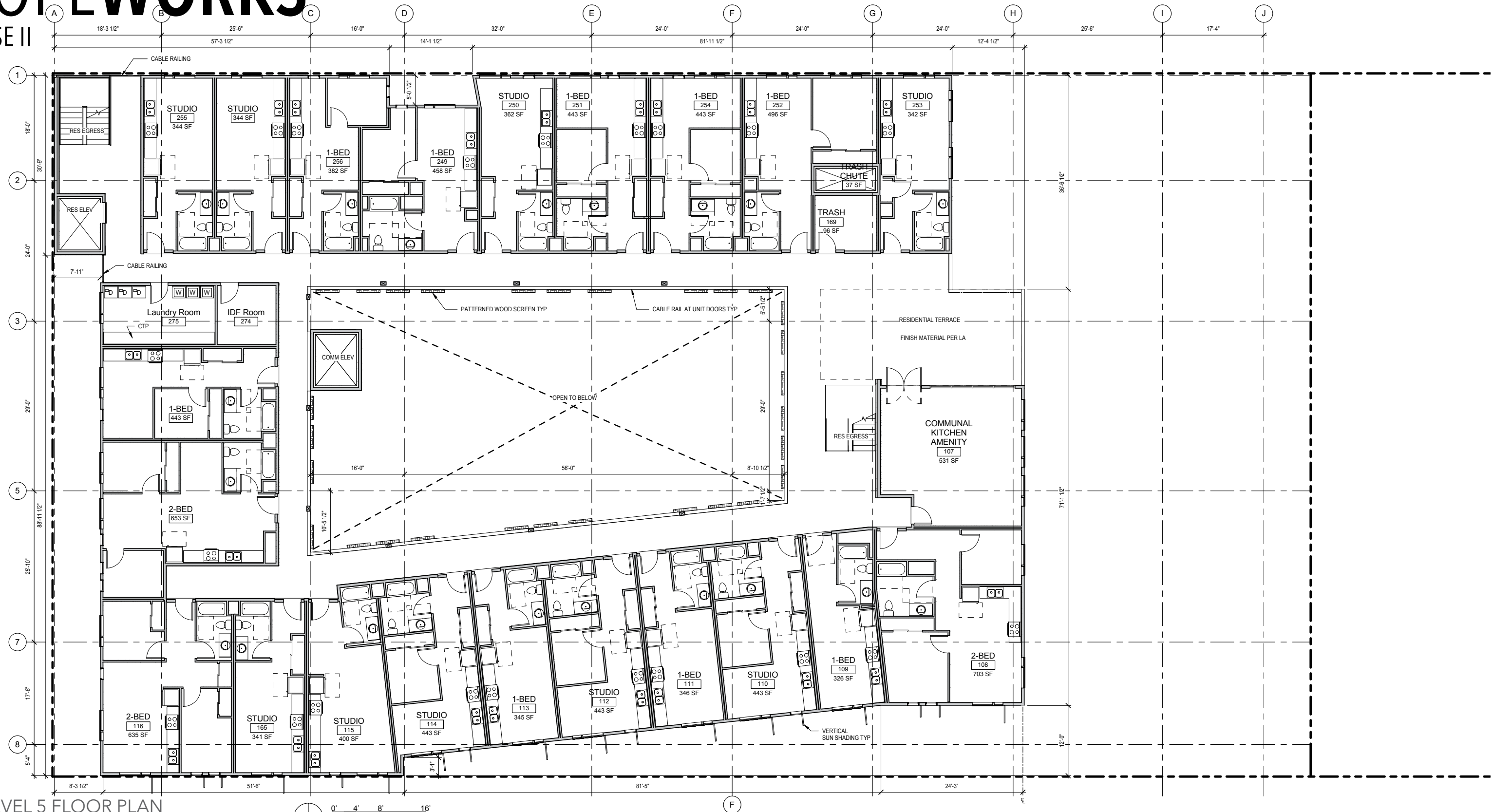
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# HOPEWORKS

PHASE II

## LEVEL 5 FLOOR PLAN



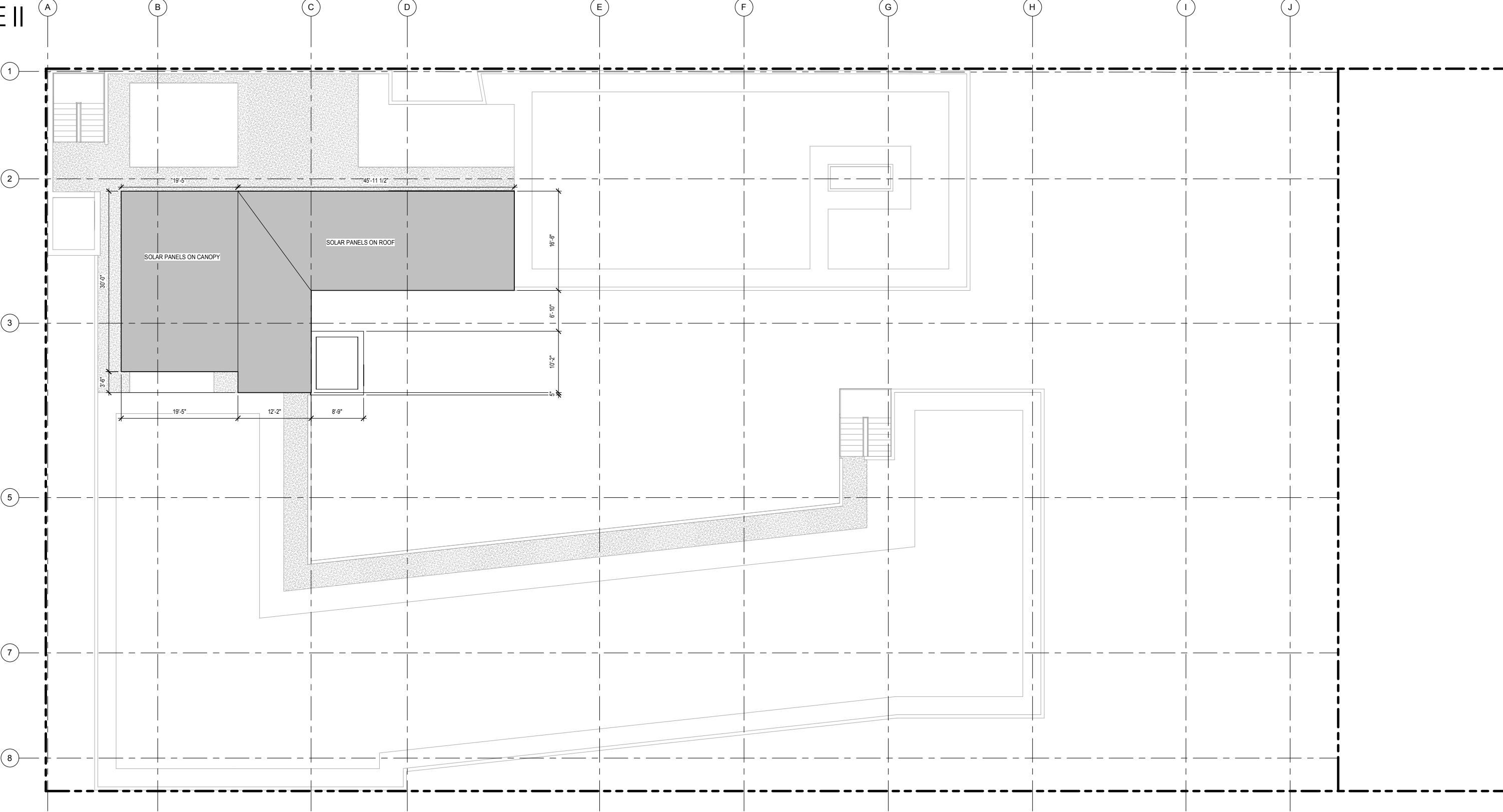
16 LEVEL 5 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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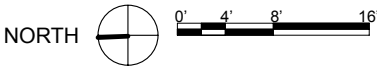
# HOPEWORKS

PHASE II

## ROOF TOP BANQUET PLAN



21 ROOFTOP BANQUET PLAN  
SCALE: 1/16" = 1'-0"



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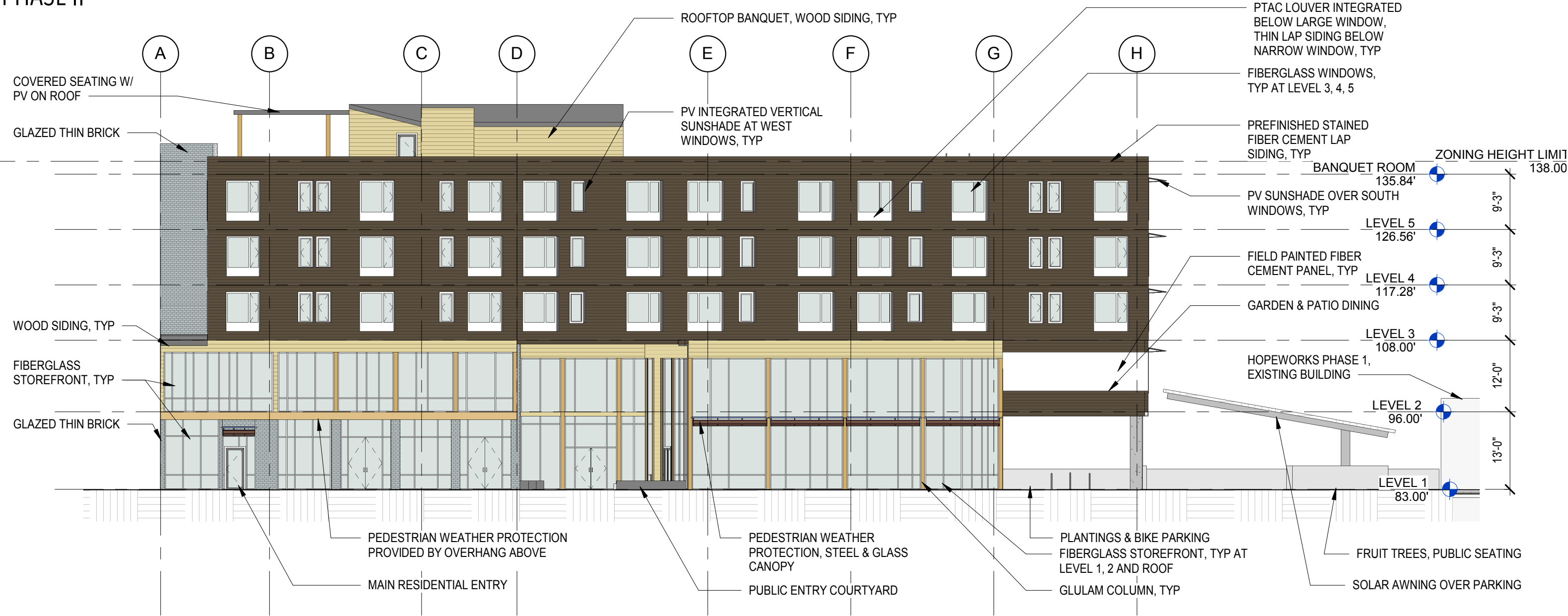




# HOPEWORKS

PHASE II

## WEST EXTERIOR ELEVATION



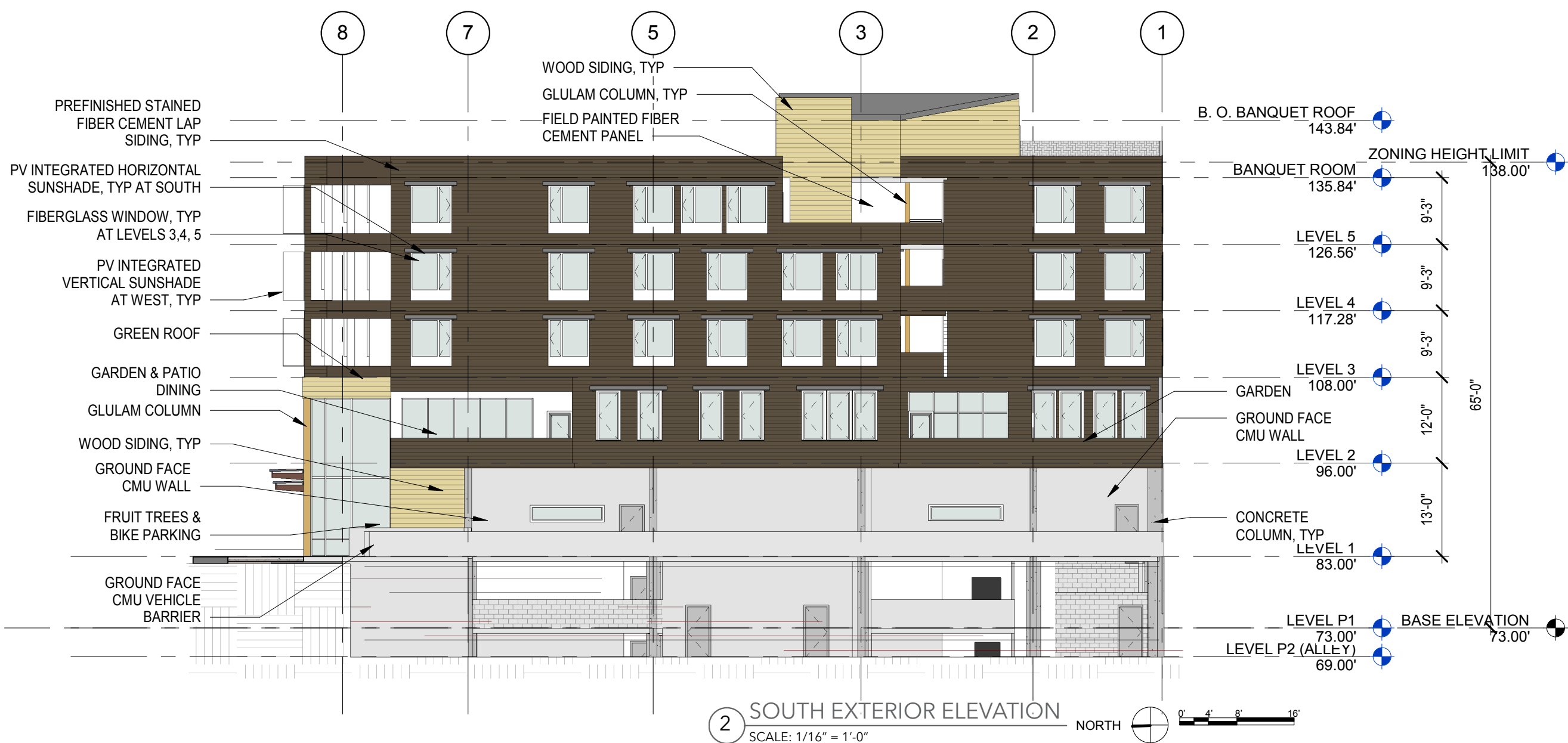
WEST MODULATION: A SHIFTING RESIDENTIAL BAR RESTS ON TWO DISTINCT MASSES WHICH ANGLE OPEN TOWARD BROADWAY AND CREATE A CENTRALIZED PUBLIC COURTYARD. MATERIALS STACK IN LAYERS FROM THE NORTH EAST CORNER TO PROVIDE VERTICAL DISTINCTION WHICH IS DRAWN BACK TO THE GROUND PLANE AT THE SOUTH WITH CASCADING VEGETATION FROM GREEN ROOF TO A RAISED GARDEN TO PUBLIC COURTYARDS AND BIKE PARKING.

- A. GLAZED THIN BRICK
- B. WOOD SIDING
- C. PERFORATED METAL SCREEN
- D. WHITE PAINTED FIBER CEMENT PANEL
- E. PREFINISHED STAINED FIBER CEMENT LAP SIDING
- F. GLULAM

1 WEST EXTERIOR ELEVATION  
SCALE: 1/16" = 1'-0"

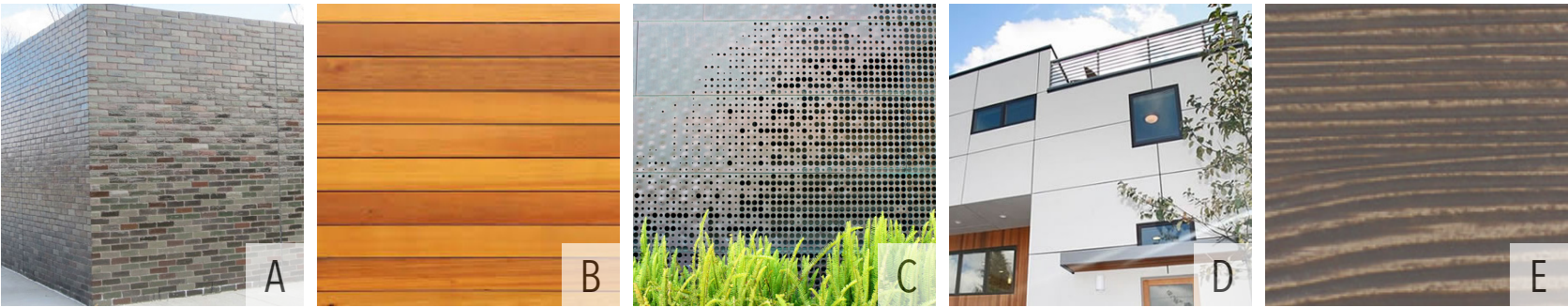


Land Use Permit/SEPA/Design Review Application



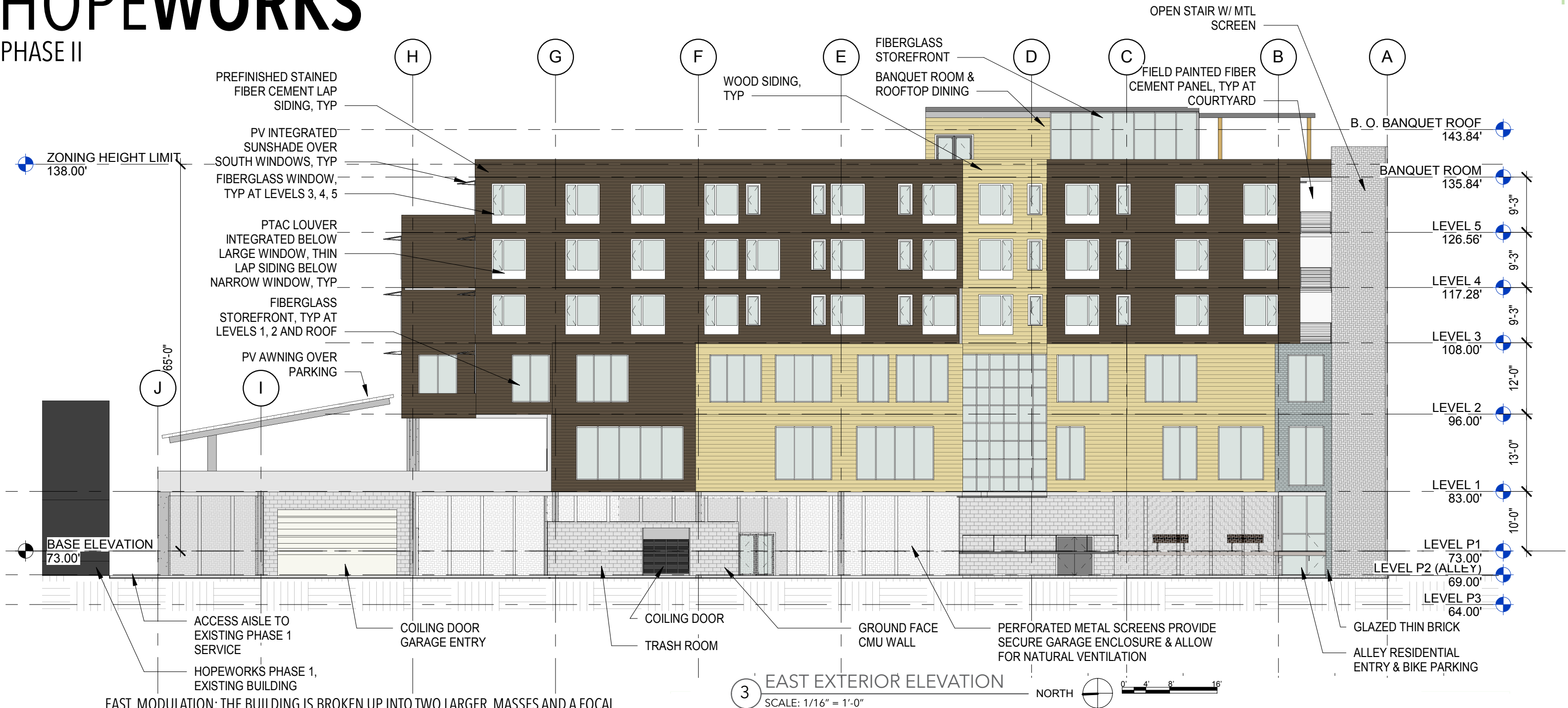
SOUTH MODULATION: RHYTHMIC WINDOW PATTERNS AND SOLAR SHADES, ERODED CORNERS WITH GARDENS AND VIEWS OF RESTAURANT PROGRAMMATIC ELEMENTS AT THE STREET AND ROOF CREATE THE MODULATION AT THE SOUTH.

- A. GLAZED THIN BRICK
- B. WOOD SIDING
- C. PERFORATED METAL SCREEN
- D. WHITE PAINTED FIBER CEMENT PANEL
- E. PREFINISHED STAINED FIBER CEMENT LAP SIDING





## EAST EXTERIOR ELEVATION



EAST MODULATION: THE BUILDING IS BROKEN UP INTO TWO LARGER MASSES AND A FOCAL RECESS. THE STAIR AND ALLEY ENTRY AT THE NE CORNER ACT AS A DIRECT CONDUIT TO THE TRAIN STATION AND A LANTERN WAYFINDING ELEMENT SEEN FROM THE NORTH. OTHER RECESSES, CHANGE IN MATERIAL AND A RAIN GARDEN CASCADING FROM LEVEL 2 TOWARD THE ALLEY LOBBY CREATE A PEDESTRIAN SCALE..

- A. GLAZED THIN BRICK  
B. WOOD SIDING  
C. PERFORATED METAL SCREEN  
D. WHITE PAINTED FIBER CEMENT PANEL  
E. PREFINISHED STAINED FIBER CEMENT LAP SIDING

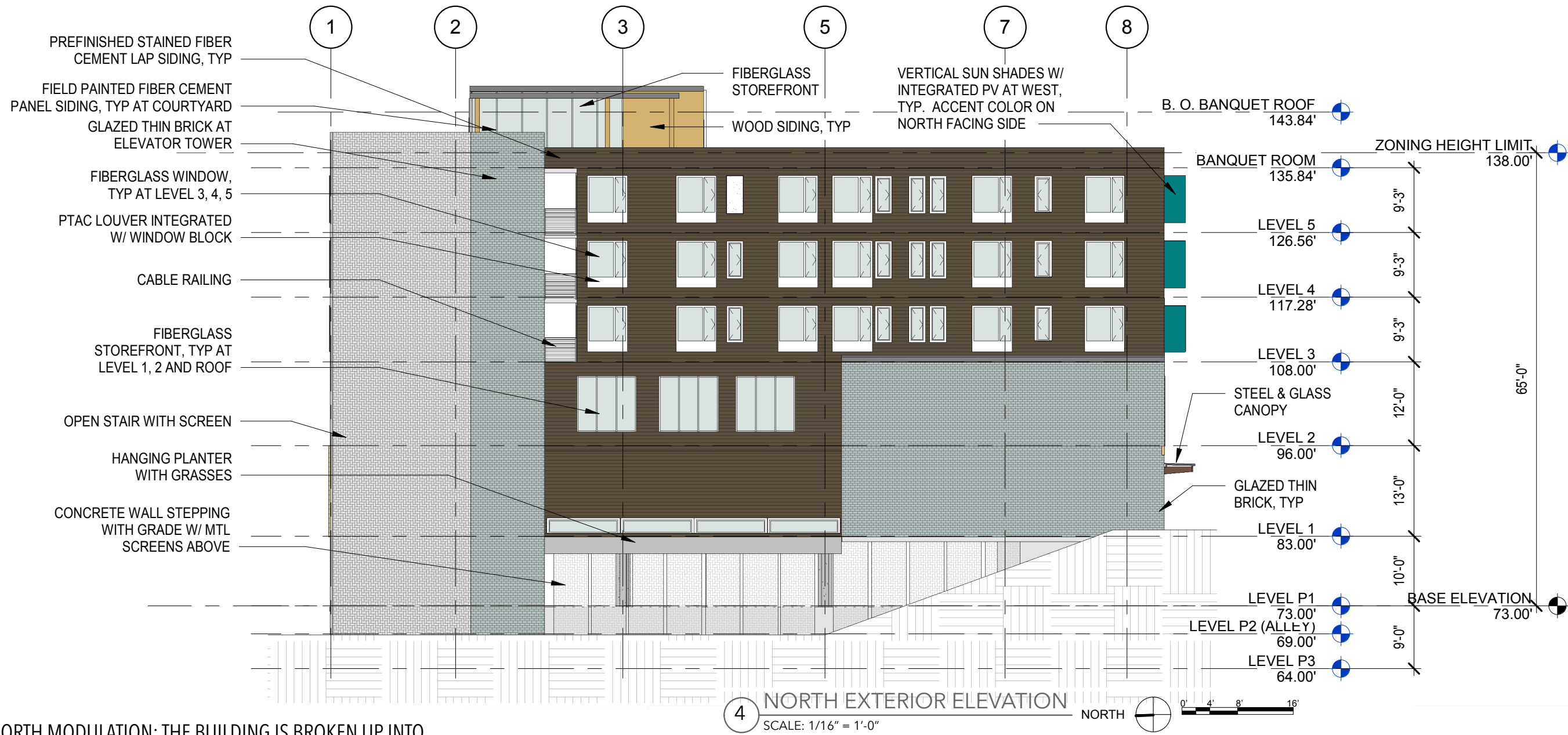


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# HOPEWORKS

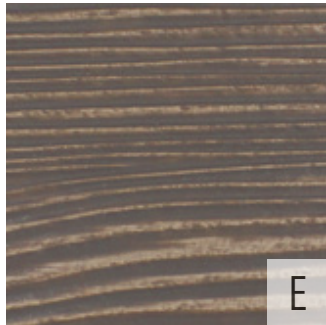
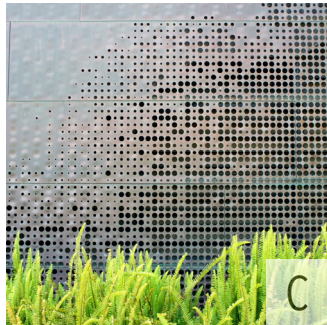
PHASE II

## NORTH EXTERIOR ELEVATION



NORTH MODULATION: THE BUILDING IS BROKEN UP INTO THREE DISTINCT MASSES AND 4 MATERIALS- GLAZED THIN BRICK, FIBER CEMENT LAP SIDING, PERFORATED METAL SCREEN AND WOOD SIDING.

A. GLAZED THIN BRICK  
B. WOOD SIDING  
C. PERFORATED METAL SCREEN  
D. WHITE PAINTED FIBER CEMENT PANEL  
E. PREFINISHED STAINED FIBER CEMENT LAP SIDING



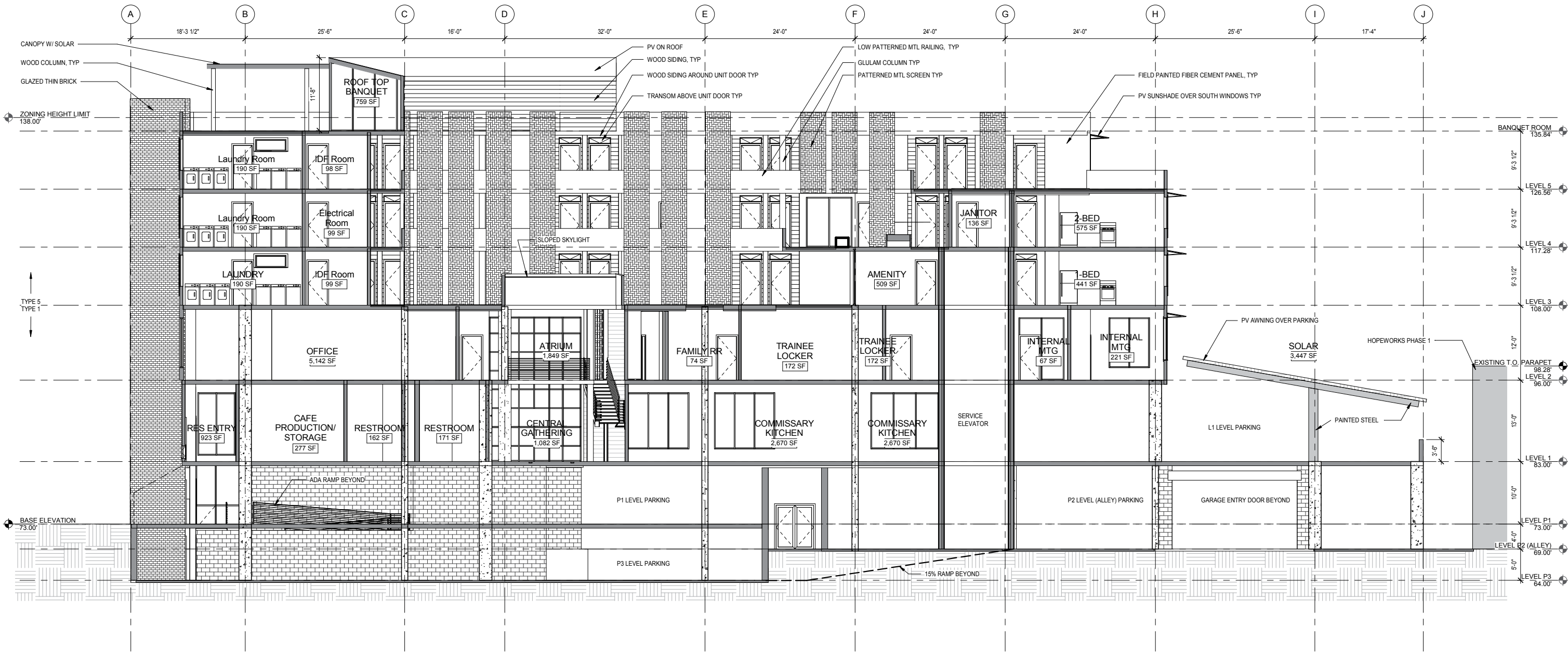
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# HOPEWORKS

PHASE II

## BUILDING SECTION



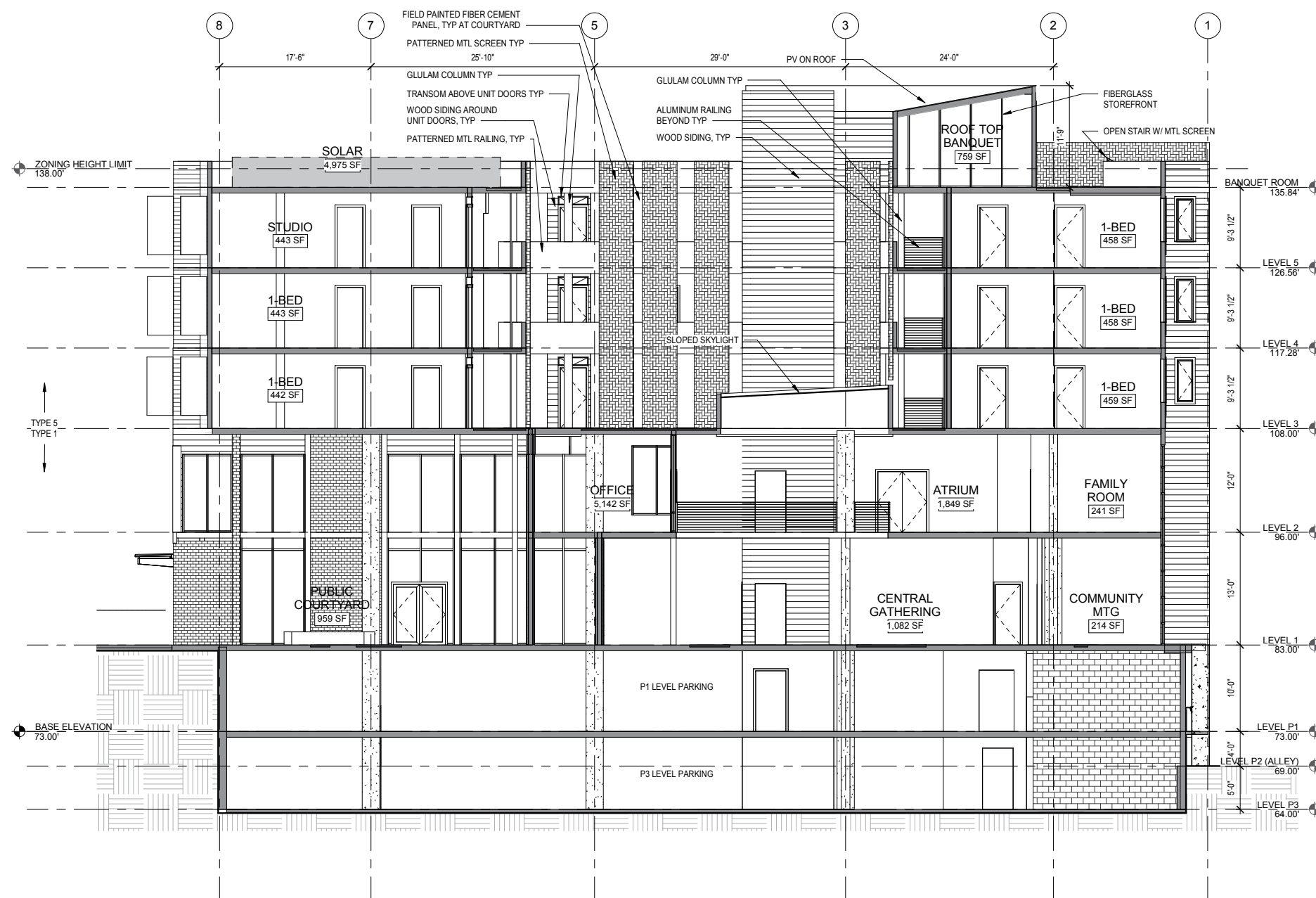
26 NORTH-SOUTH BUILDING SECTION  
SCALE: 1/16" = 1'-0"

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# HOPEWORKS

## PHASE II

## BUILDING SECTION



27 EAST-WEST BUILDING SECTION  
SCALE: 1/16" = 1'-0" NORTH

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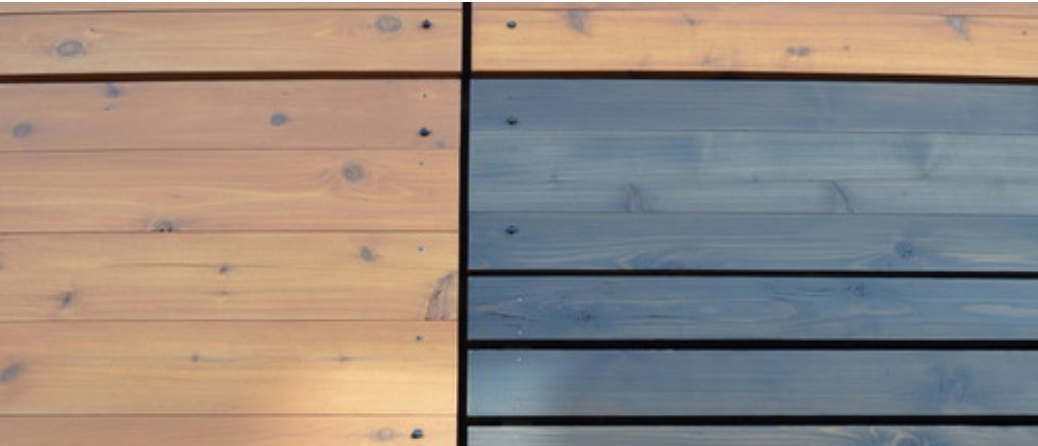
HOPEWORKS PHASE II  
04/14/2017 SCHEMATIC DESIGN



# HOPEWORKS

PHASE II

## ARCHITECTURE MATERIAL SUGGESTIONS



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# HOPEWORKS

PHASE II

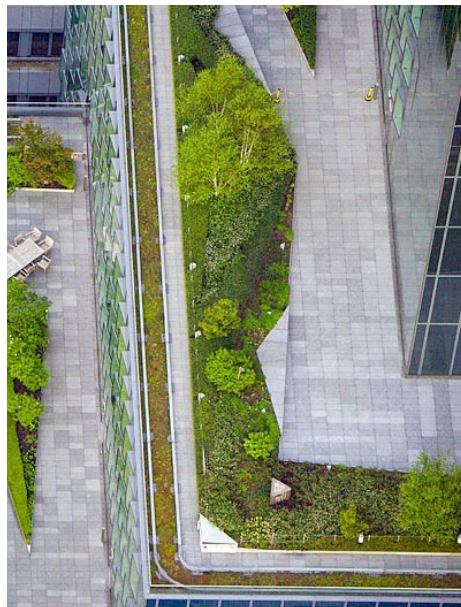
## ARCHITECTURE KEY FEATURES



WEAVING: RELATING TO THE MARITIME CULTURE OF EVERETT, THE BRAIDED LANDSCAPE OF THE SNOHOMISH DRAINAGE, AND THE MISSION OF HOPEWORKS. A THREAD OF WATER IS DRAWN THROUGH THE BUILDING HONORING THE CONNECTION TO THE SNOHOMISH, RESIDENTIAL AND COMMERCIAL PROGRAM ELEMENTS REMAIN THEIR OWN ENTITIES BUT ARE INTERTWINED.

INSIDE AND OUTSIDE: WHERE THE EXTERIOR SHELL OF THE BUILDING IS BROKEN OR ERODED, MATERIALS SHIFT FROM HEAVILY TEXTURED LAP SIDING AND GLAZED THIN BRICK TO SIMPLE FIBER CEMENT PANELS WHICH REFLECT LIGHT INTO THE INTERIOR.

USING SIMILAR MATERIALS AT DIFFERENT SCALES: THE MAJORITY OF MATERIAL ON THE BUILDING IS WOOD, OUR INTENT IS TO KEEP A SIMPLE PALETTE BUT THOUGHTFULLY COMBINE THE MATERIALS AT VARIED SCALES TO CREATE TACTILE DELIGHT.



LIGHT: THE BUILDING FORM IS ERODED IN THE CENTER AND TO THE SOUTH TO ALLOW IN SUNLIGHT AND AIR. THE USERS OF THE BUILDING EXPERIENCE LIGHT IN BEAUTIFUL WAYS- WASHED FROM ABOVE THROUGH A SKYLIGHT, DAPPLED THROUGH SCREENS, PEEKING THROUGH JUST ABOVE THE FLOOR, AND FRAMED IN PUNCHED OPENINGS.

CASCADING TERRACES & PRODUCTIVE LANDSCAPE: THE FOCUS ON THE RESTAURANT AND KITCHEN ELEMENTS AND TO INCORPORATE BIOPHILIA ARE EXPRESSED IN CASCADING GARDENS AND PATTERNS. PLANTINGS ARE PRODUCTIVE TO BE USED IN THE KITCHEN, BY RESIDENTS, AND BY THE PUBLIC.

SOLAR PANELS: STRIVING FOR NET POSITIVE ENERGY, SOLAR PANELS ARE EMPLOYED OVER PARKING, ON ROOFTOP AND INTEGRATED INTO SUN SHADES ON SOUTH WINDOWS.

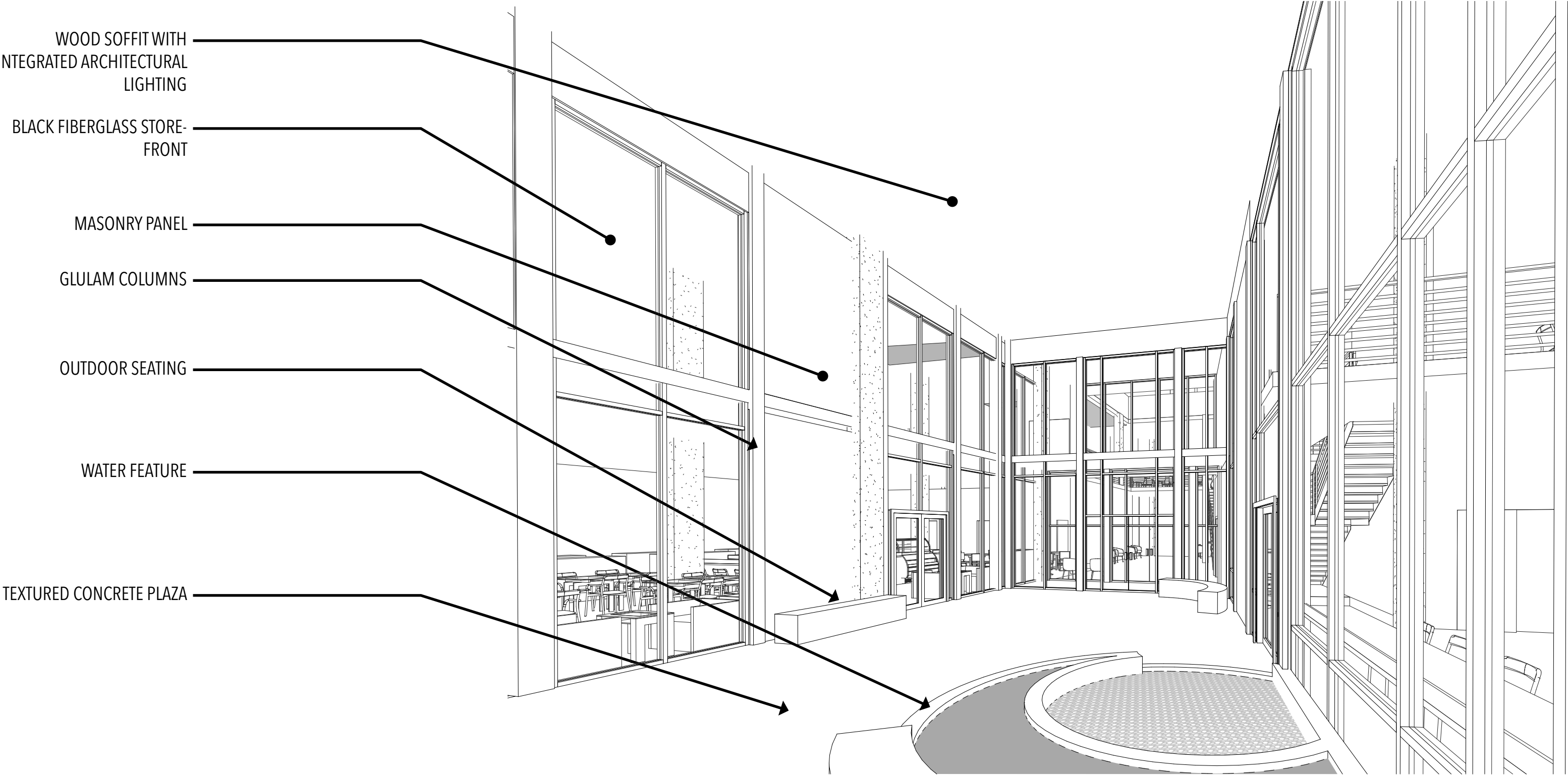
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# HOPEWORKS

PHASE II

## COURTYARD ENTRY PERSPECTIVE



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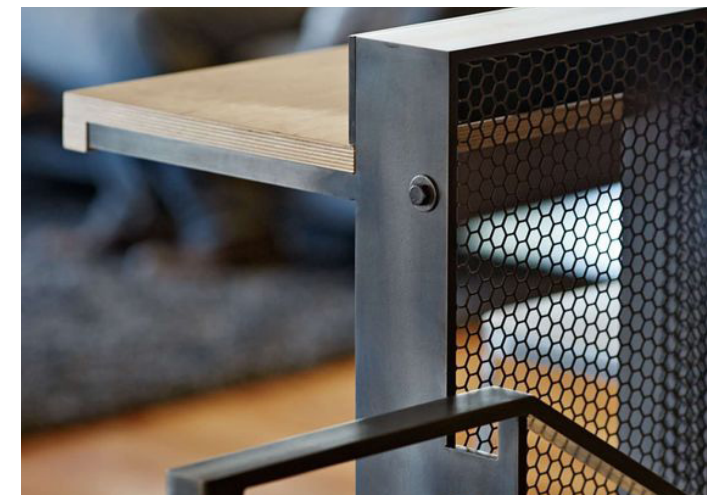
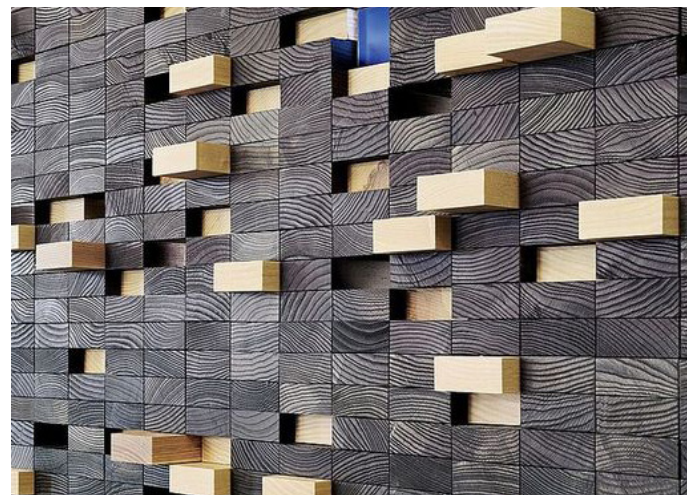
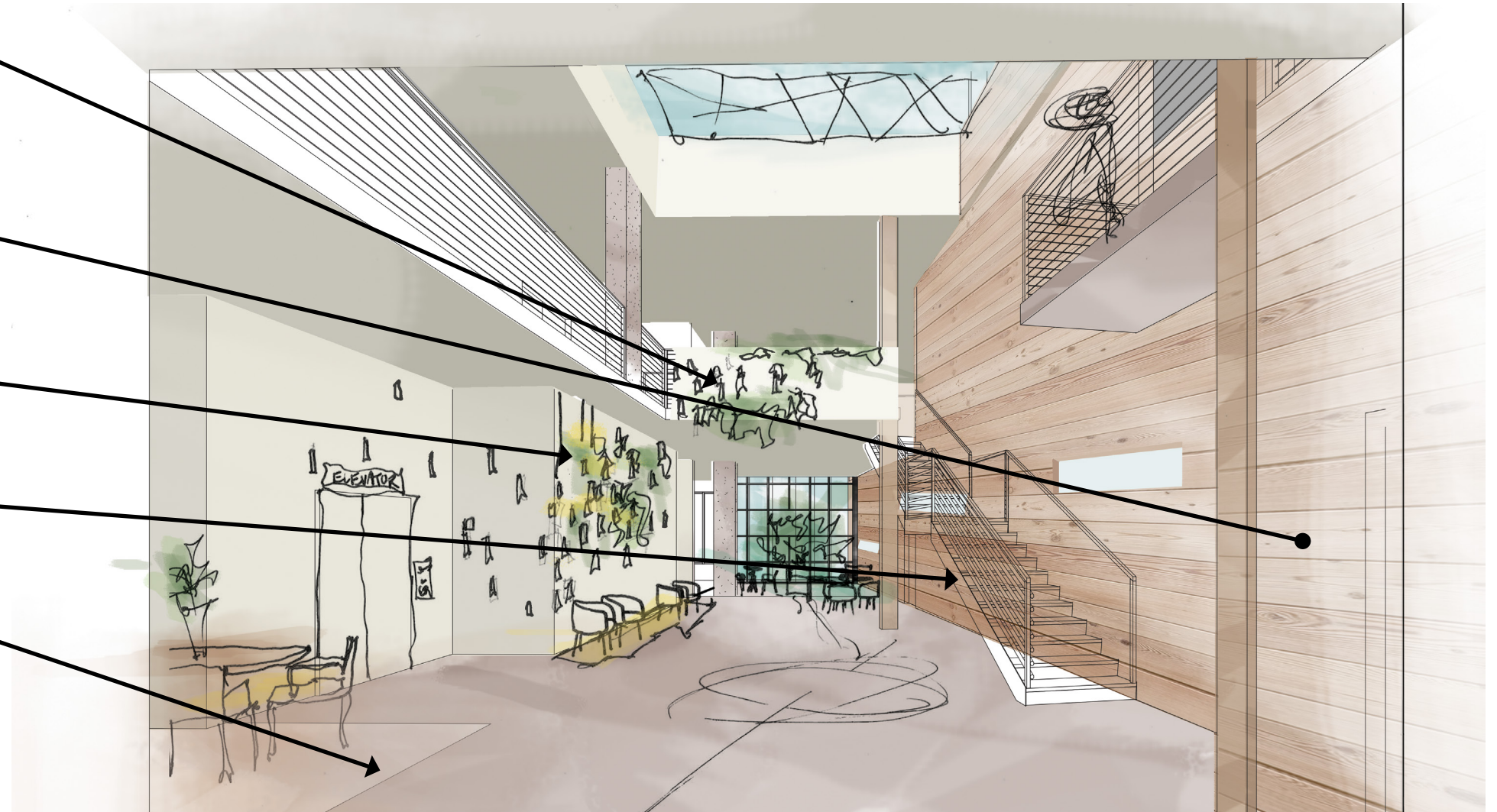


# HOPEWORKS

## PHASE II

LOBBY PERSPECTIVE VIEW

- MODULATED WALL MATERIAL FOR SEAMLESS FEATURE WALL DESIGN ENCAPSULATING THE HOPEWORKS STORY
- EXTERIOR WALL MATERIAL CARRIED THROUGH INTERIOR FOR DYNAMIC ENTRANCE TO PULL USERS THROUGH THE BUILDING
- INDOOR BIOPHILIA FOR HEALTHY AIR QUALITY AND RESPONSIVE DESIGN, BUILT-IN PLANTERS FOR MAINTENANCE
- DYNAMIC FEATURE STAIR WITH INTRICATE DETAILING
- WOOD TO CONCRETE FLOOR TRANSITION CREATING SPACE IN OPEN PLAN

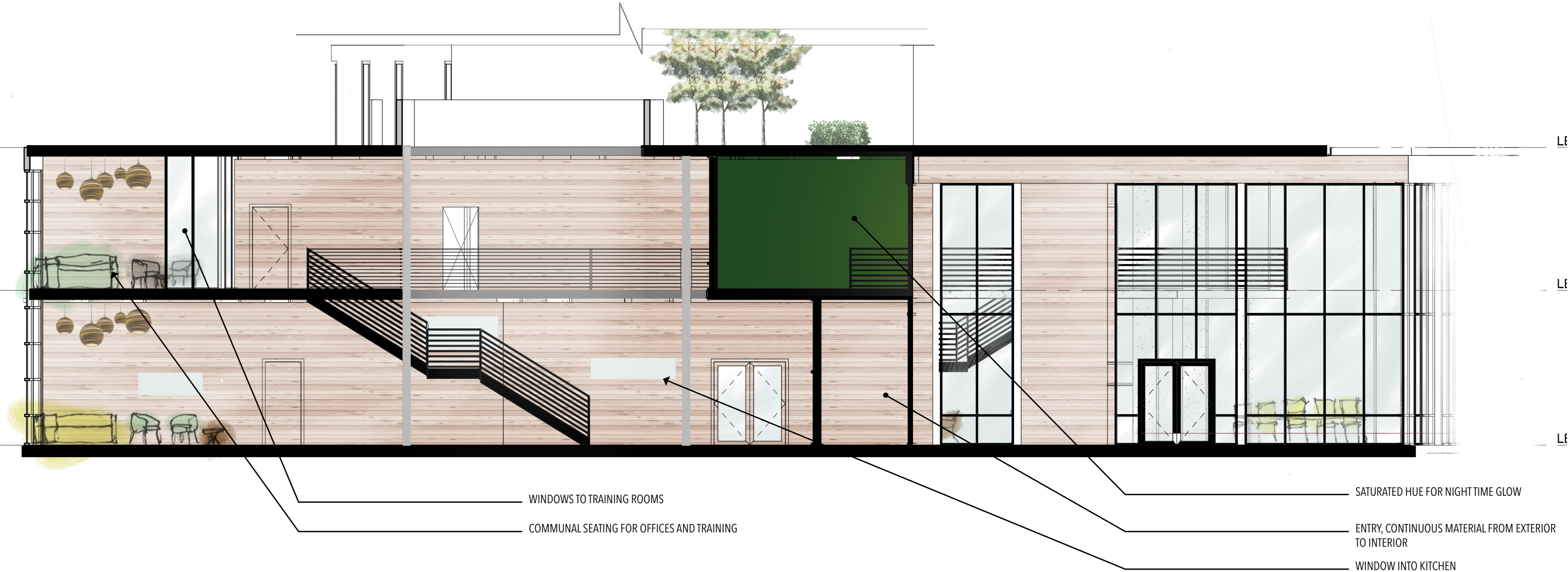




# HOPEWORKS

PHASE II

EAST - WEST CROSS SECTION



8 EAST-WEST BUILDING SECTION  
SCALE: 1/16" = 1'-0" NORTH



# HOPEWORKS

PHASE II

LEVEL 1 CONCEPT IMAGERY





# HOPEWORKS

PHASE II

## LEVEL 1 + LEVEL 2 KEY FEATURES



SINGLE MATERIAL MODULATED TO DIFFERENT PLANES FOR VISUAL TEXTURE.  
FEATURE AREA TO HOLD THE STORY OF HOPEWORKS.



SPACE WITHIN A SPACE, CREATE A VISUAL BARRIER FOR THE OPEN SPACES  
WITH SEAMLESS MATERIALS.  
LIGHT HUES TO KEEP THE SPACE BRIGHT, REFLECTIVE AND INVITING



PAINTED DISTRESSED PATTERN MOTIF ON CONCRETE.



FEATURE LIVING WALL AT RESTAURANT ENTRY WITH LOW MAINTENANCE.  
EASILY REPLACEABLE MATERIALS.



NATURAL MATERIALS AND CLEANABLE SURFACES SUITABLE FOR HIGH TRAFFIC AREAS.  
TIMELESS DESIGN FOR RESTAURANT AND CAFE

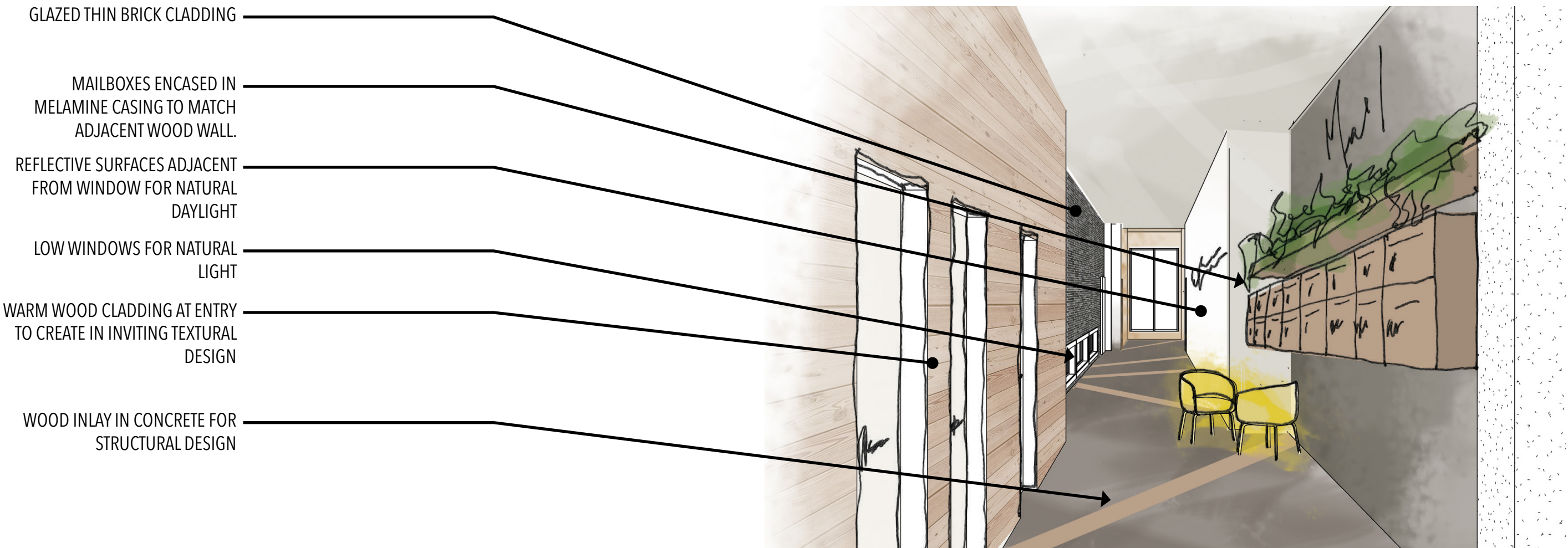


HIGH IMPORTANCE OF MATERIAL TRANSITION DETAILS WITHIN SPACES AND STRUCTURE

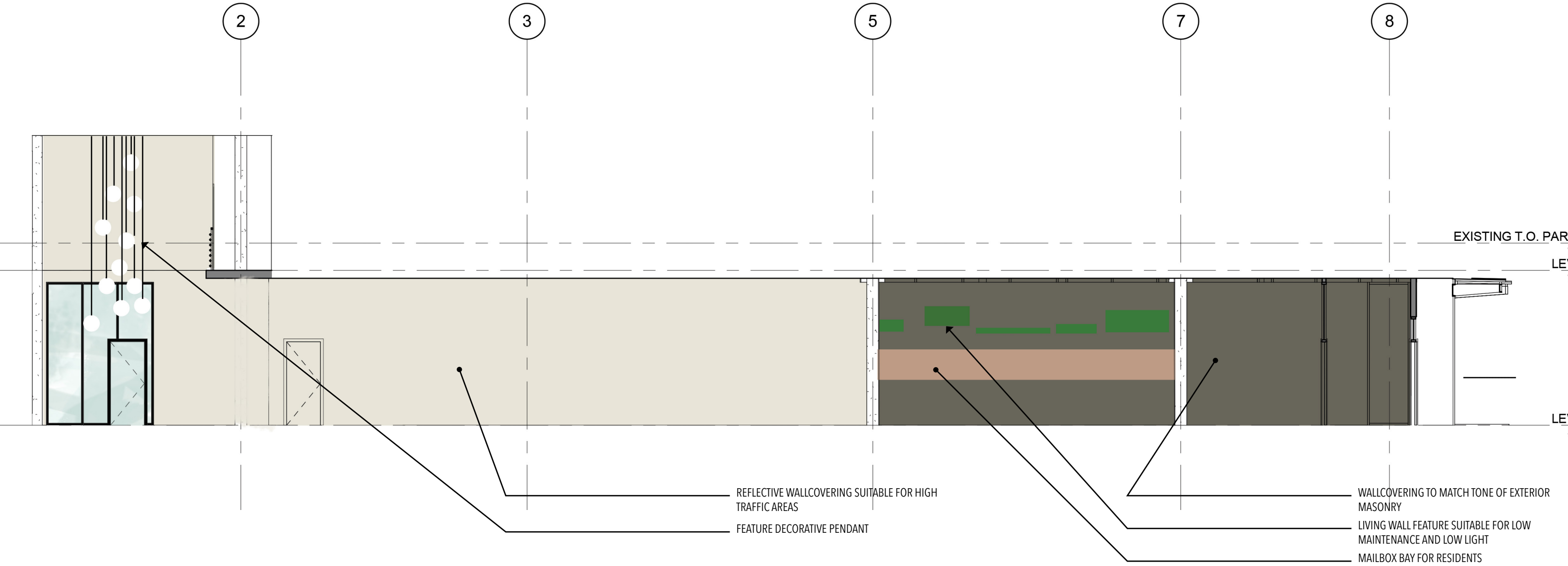


# HOPEWORKS

PHASE II







11 RESIDENTIAL CORR ELEVATION  
SCALE: 1/16" = 1'-0" NORTH

# HOPEWORKS

PHASE II

RESIDENTIAL CONCEPT IMAGERY





# HOPEWORKS

PHASE II

## RESIDENTIAL KEY FEATURES



PVC FREE TILE. EASILY CLEANABLE, RECYCLABLE AND HONEST MATERIALS



CONSTRASTING UPPER AND LOWER CASEWORK AND DETAILING FOR HIGH-END EUROPEAN DESIGN



OPEN PLAN WITH SPACE DESIGNATION. HIGH CONTRAST MATERIALS THAT SEAMLESSLY WEAVE TOGETHER



SHARED LIGHTING FEATURE . TRANSLUCENT DOORS THAT ALLOW NATURAL LIGHT TO FILTER THROUGH EACH SPACE.



PASSIVE HOUSE FEATURES FOR CLIAMTE CONTROL AND USER COMFORT. CROSS VENTALIATION , OPERABLE DOOR TRANSOM AND WINDOWS.



OPEN SHELVING FOR INDOOR GARDENING AND INTEGRATION OF BIOPHILIA FOR THE TENANTS TO HAVE A PERSONAL CHEF GARDEN TO PROMOTE A HEALTHY LIFESTYLE.

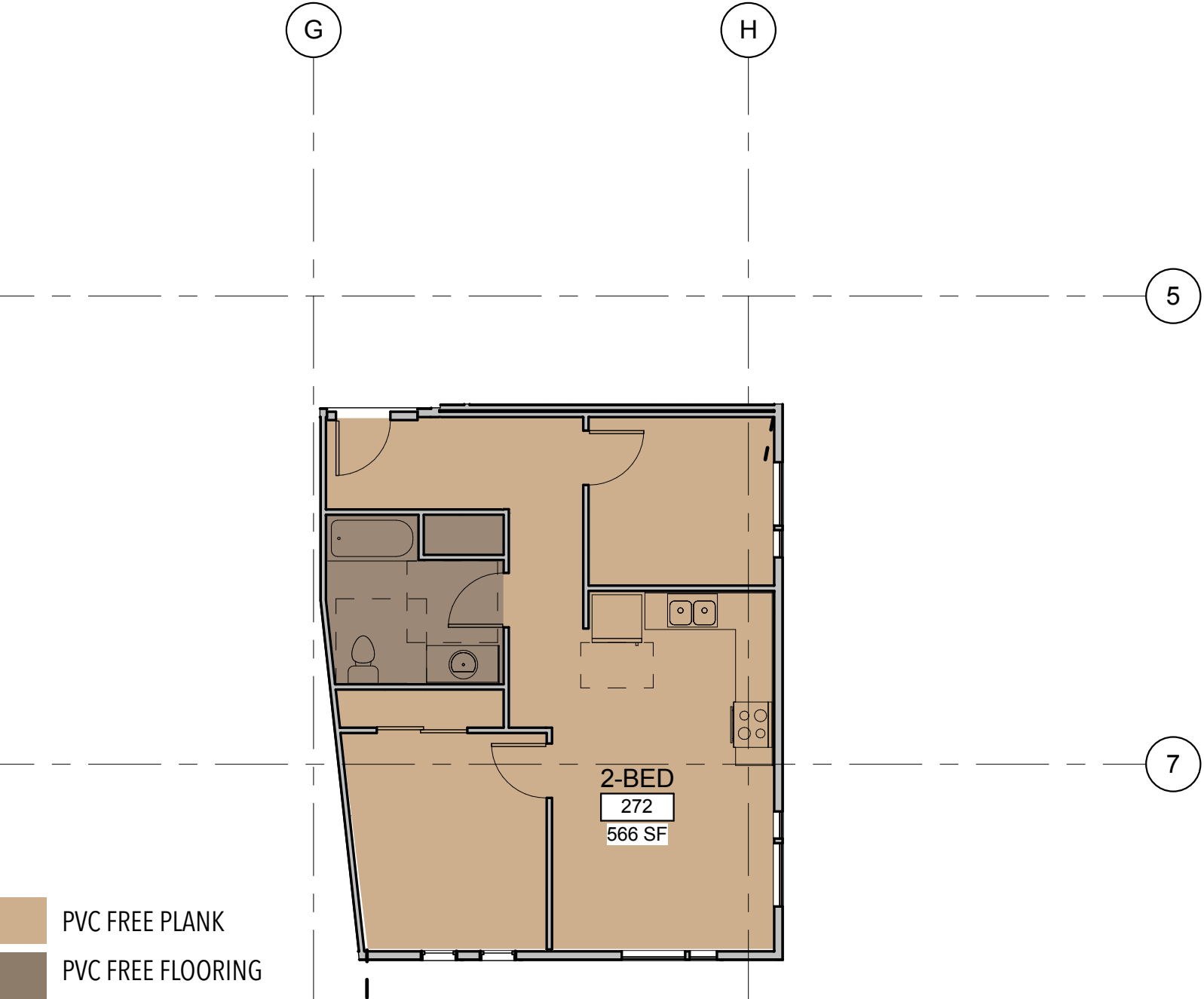


# HOPEWORKS

PHASE II



- A. QUARTZ SOLID SURFACE COUNTERTOP
- B. BACKSPLASH TILE
- C. KITCHEN UPPER CABINETS / BATHROOM CABINETS
- D. KITCHEN UPPER CABINETS
- E. PVC FREE TILE FLOORING



18 ENLARGED UNIT PLAN  
SCALE: 1/16" = 1'-0"  
DATE DRAWN | 04/14/2017



# HOPEWORKS

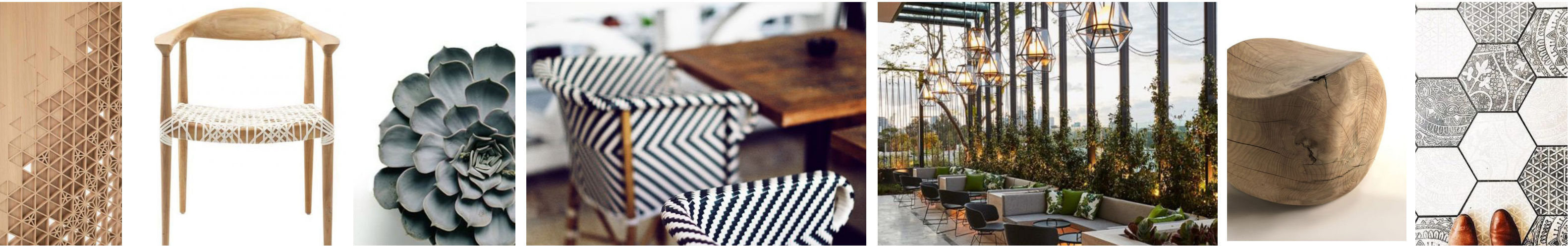
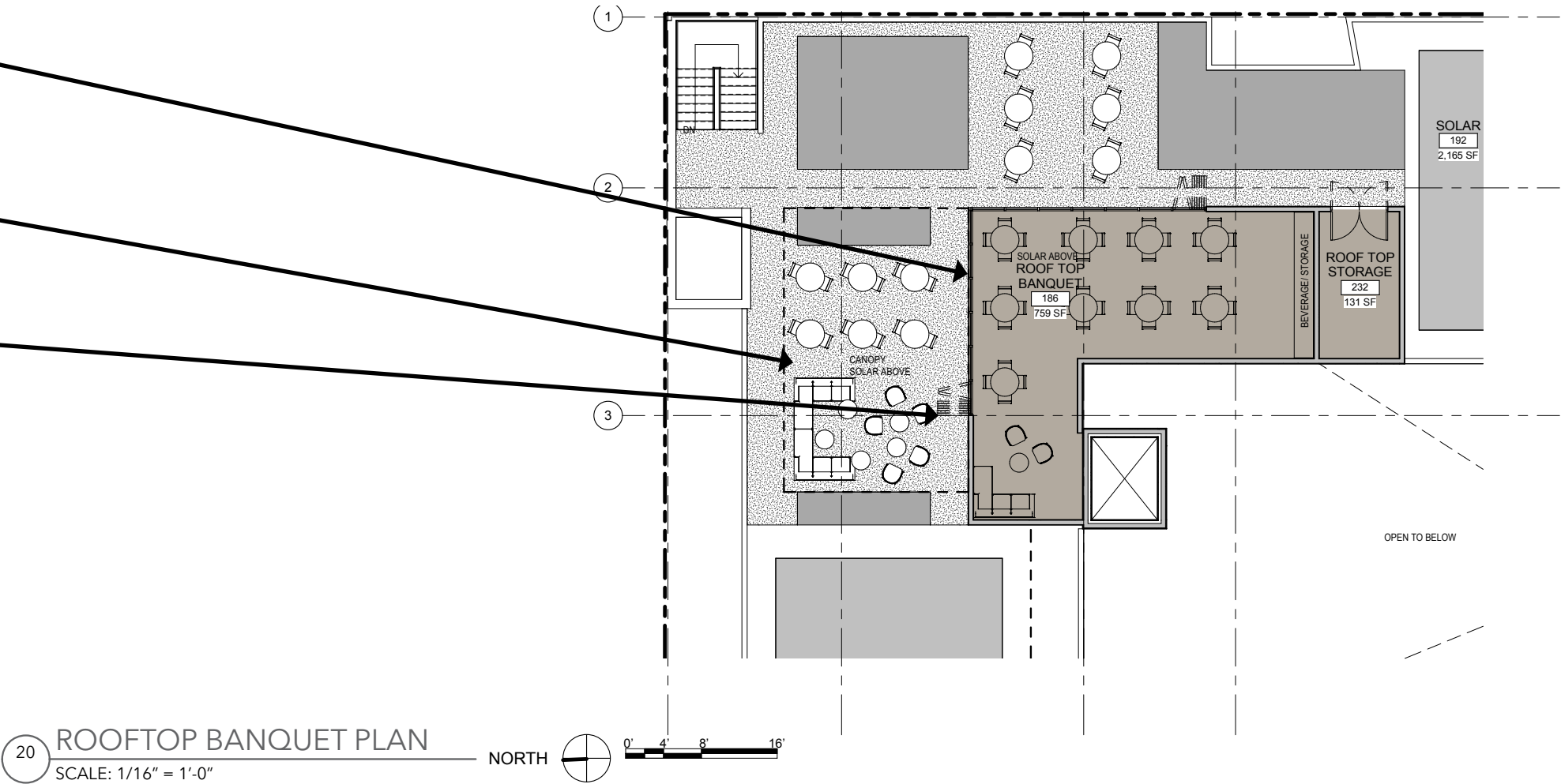
PHASE II

## ROOF TOP BANQUET FLOOR PLAN

FLEXIBLE OPEN SEATING TO ALLOW  
THE BANQUET TO FLOW INTO THE  
ROOFTOP PATIO

COVERED ROOF TOP TERRACE  
WITH ARCHITECTURAL FEATURE  
LIGHTING

ACCORDION DOORS



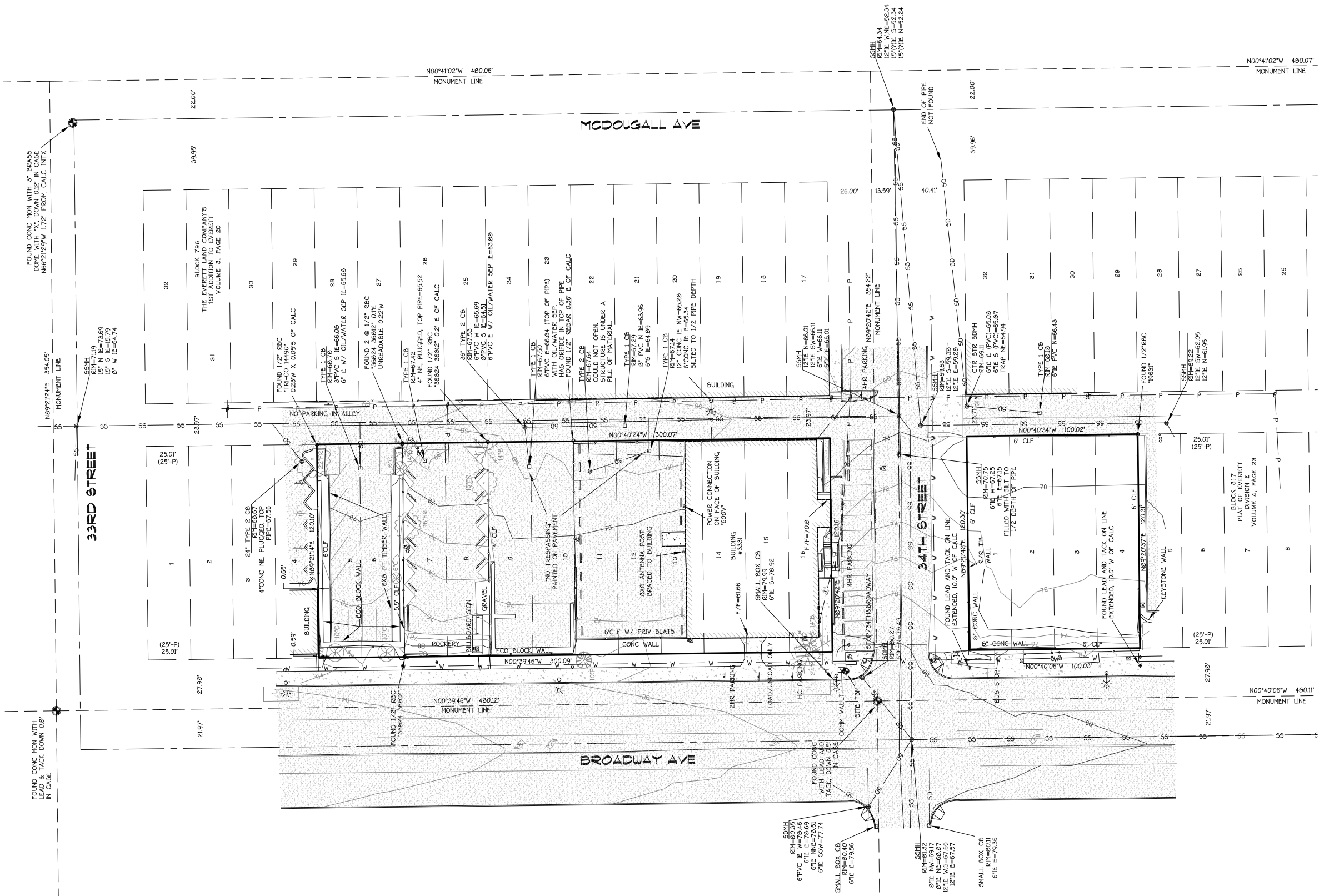


# HOPEWORKS

PHASE II

SURVEY INFORMATION  
1" = 60'-0"  
NORTH

A PORTION OF THE NW 1/4, NW 1/4 OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M.



Land Use Permit/SEPA/Design Review Application

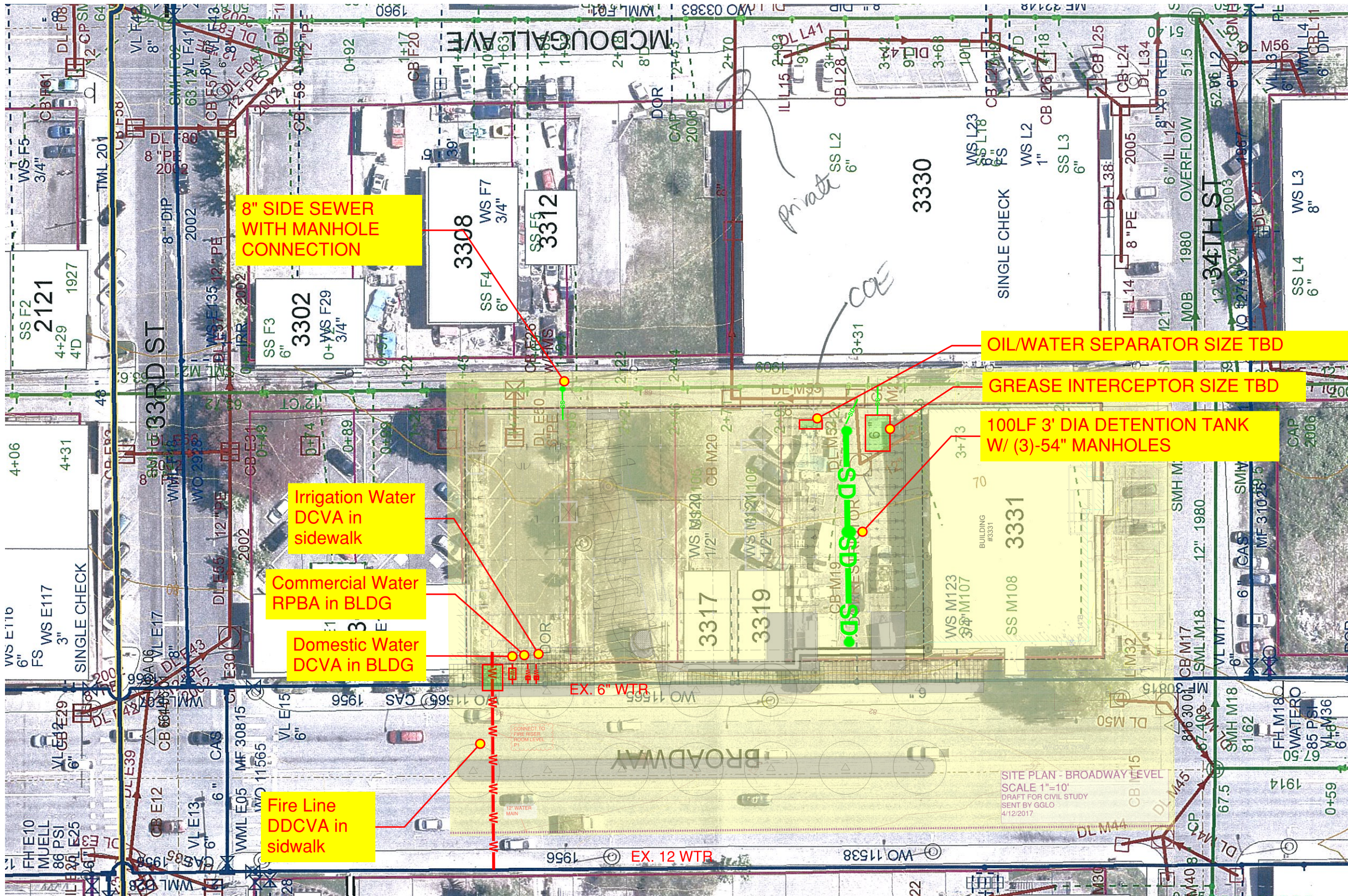


# HOPEWORKS

PHASE II

PRELIMINARY UTILITY PLAN

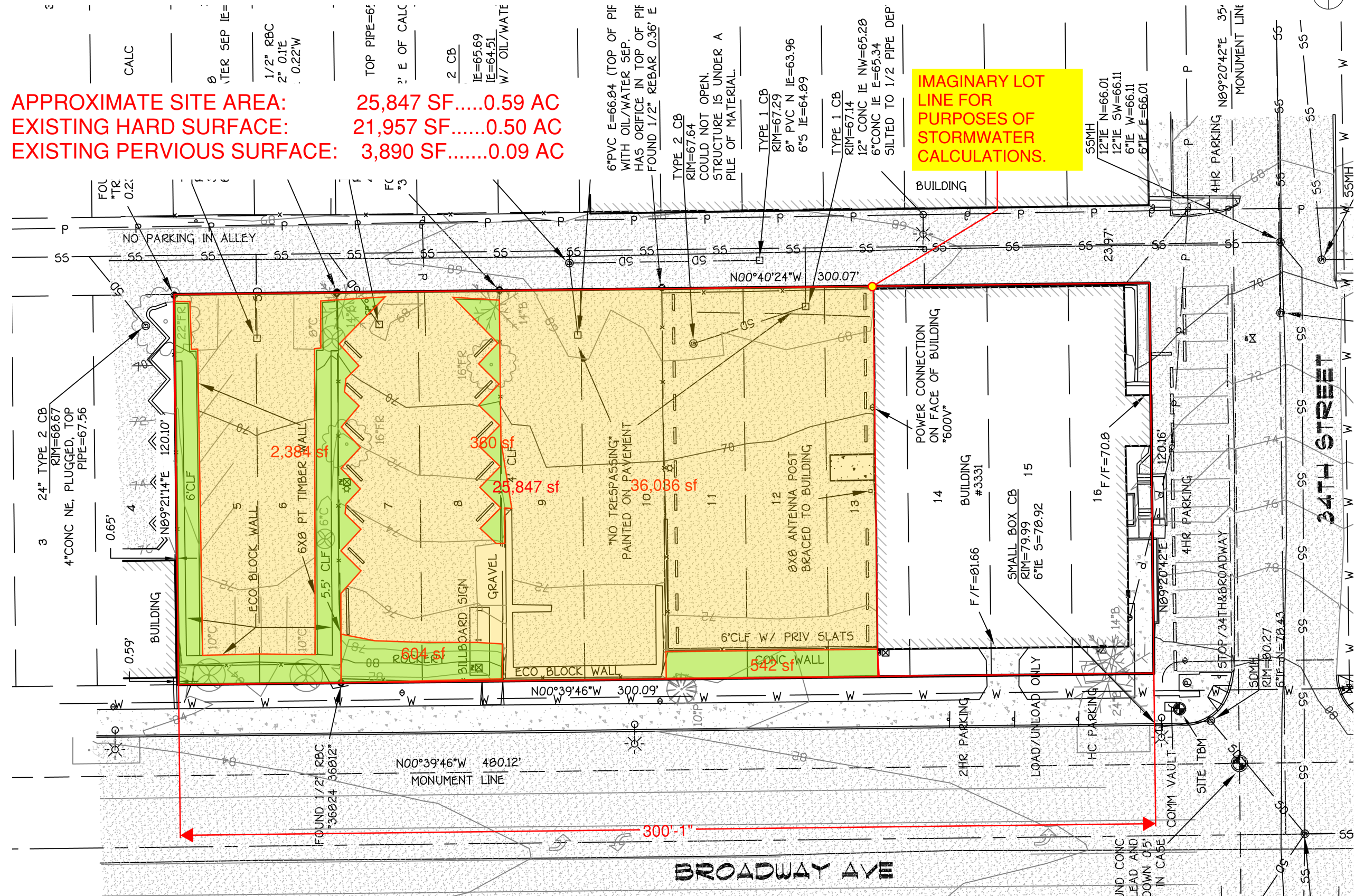
NORTH



Land Use Permit/SEPA/Design Review Application



## PHASE II

$$1'' = 30'-0''$$


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# HOPEWORKS

## PHASE II

## AREA SUMMARY

Parking Area Summary			Parking Count			Commercial Area Summary cont.			
Level P3	PARKING	14,944	Level P3	Standard	29	Level 1	COMM. LOBBY	1,592	
	STORAGE	317		Compact	20		COMMISSARY KITCHEN	2,794	
				Accessible	2		RESTAURANT	1,998	
		15,261 Total Sf						COMMERICAL VESTIBULE	171
Level P2	STORAGE	442	Level P2	Standard	5	Level 2	CAFE/RETAIL/DEMO KITCHEN	2,344	
	STORAGE	427		Compact	0		CAFE PRODUCTION/STORAGE	299	
	STORAGE	735		Accessible	0		IT SERVER ROOM	74	
	TRASH	588	Level P1				CAFE ADMIN	98	
	TRANSFORMER	374		Standard	29		RESTROOM	194	
	PARKING	4,423		Compact	18		RESTROOM	199	
	CIRCULATION	803		Accessible	2		FAMILY RR	81	
		7,792 Total Sf	Level 1				MOP	109	
Level P1	PARKING	14,308		Standard	5		COMMUNITY MTG	285	
	STORAGE	467		Compact	11		COMMUNITY MTG	257	
		14,775 Total Sf		Accessible	2		KITCHEN	2,116	
			Totals				STORAGE	70	
				Standard	68		COMM. ELEVATOR	76	
				Compact	49		EGRESS STAIR	216	
				Accessible	6	SERVICE ELEVATOR	96		
				Total	123			13,069 Total Sf	
			Commercial Area Summary						
			Level P3	COMM. ELEVATOR	76	Level 2	OFFICE	5,283	
				EGRESS STAIR	184		CIRCULATION	1,214	
		260 Total Sf	COMPUTER	584					
Level P2	SERVICE ELEVATOR	93	BATHROOM	208					
	EGRESS STAIR	183	BATHROOM	185					
	COMM. ELEVATOR	76	TRAINEE CHANGING & RESTROOM	121					
		352 Total Sf	TRAINEE LOCKERS	188					
Level P1	COMM. ELEVATOR	76	TRAINEE CHANGING & RESTROOM	123					
	EGRESS STAIR	184	STAFF LOCKER & SHOWERS	231					
	SERVICE ELEVATOR	93	STAFF CHANGING & RESTROOM	71					
			353 Total Sf	STAFF CHANGING & RESTROOM	72				
				JANITOR	70				
				MEZZANINE DINING	1,529				
			TRAINING	1,233					
			INTERNAL MTG	138					
			INTERNAL MTG	143					
			INTERNAL MTG	78					
			INTERNAL MTG	250					
			TABLE STORAGE	192					
			FAMILY RR	89					
			CIRCULATION	784					
			MAINT SHAFT	39					
			INTERNAL MTG	124					
			COMM. ELEVATOR	76					
			EGRESS STAIR	210					
			SERVICE ELEVATOR	93					
			FAMILY ROOM	255					
					15,024 Total SF				
						Level 3	COMM. ELEVATOR	93	
							EGRESS STAIR	213	
							SERVICE ELEVATOR	93	
					399 Total SF				

Land Use  
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# HOPEWORKS

## PHASE II

## AREA SUMMARY

Commercial Area Summary cont.		
Level 4	COMM. ELEVATOR	76
	EGRESS STAIR	194
		270 Total SF
Level 5	COMMERCIAL ELEVATOR	80
	EGRESS STAIR	181
		261 Total SF
Level 6 (Banquet)	BANQUET ROOM	790
	STORAGE	147
	COMM. ELEVATOR	95
	EGRESS STAIR	204
	EGRESS STAIR	98
		1,334 Total SF
Total Commercial SF		31,322 Total SF
Exterior Space Summary		
Level 1	PUBLIC COURTYARD	1,337
	PLANTING AREA	574
	PLANTING AREA	490
		2,401 Total SF
Level 2	GARDEN	440
	BANQUET PATIO	626
	SOLAR	3,447
		4,513 Total SF
Level 3	OUTDOOR AMENITY	2,406
		2,406 Total SF
Level 4	OUTDOOR AMENITY	776
		776 Total SF
Level 5	OUTDOOR AMENITY	594
		594 Total SF
Level 6 - Banquet	TRASH CHUTE PENTHOUSE (ROOF)	42
	ELEVATOR PENTHOUSE (ROOF)	84
	SOLAR	1,837
	SOLAR	4,975
	ROOF PATIO	1,398
	PLANTING AREA	252
	PLANTING AREA	56
	PLANTING AREA	311
	ROOF ACCESS	930
	ROOF ACCESS	2,442
	PLANTING AREA	49
		12,376 Total SF

Exterior Space Summary cont.		
Banquet Roof	SOLAR PANELS	950
	SOLAR CANOPY	548
	ELEVATOR PENTHOUSE	96
		1,594 Total SF
Total Exterior Space SF		24,660 Total SF
Residential Area Summary		
Level P3	EGRESS STAIR	214
	RES. ELEVATOR	79
		293 Total Sf
Level P2	RESIDENTIAL LOBBY	720
	EGRESS STAIR	208
	RES. ELEVATOR	88
	TRASH CHUTE	51
		720 Total SF
Level P1	RES. ELEVATOR	79
	EGRESS STAIR	217
	TRASH CHUTE	54
		350 Total SF
Level 1	RESIDENTIAL LOBBY	1,035
	RES. VESTIBULE	82
	PROPERTY MANAGER	159
	WORK ROOM	107
	CASE MANAGER	116
	CASE MANAGER	119
	RES BATHROOM	73
	EGRESS STAIR	180
	RES. ELEVATOR	84
	TRASH CHUTE	53
		2,008 Total SF
Level 2	EGRESS STAIR	200
	RES. ELEVATOR	84
	TRASH CHUTE	51
		335 Total SF
Level 3	AMENITY	544
	RESIDENTIAL UNITS	6,964
	LAUNDRY	217
	STORAGE	51
	EXT. COVERED CIRCULATION	2,120
	TRASH	109
	IDF ROOM	114
	RESIDENTIAL AREA	3,994
	RES. ELEVATOR	89
	EGRESS STAIR	213
	TRASH CHUTE	57
		14,472 Total SF

Residential Area Summary cont.		
Level 4	RESIDENTIAL AREA	7,017
	EXT. COVERED CIRCULATION	2,272
	STORAGE	160
	TRASH	116
	LAUNDRY	210
	RESIDENTIAL AREA	929
	RESIDENTIAL AREA	2,576
	AMENITY	486
	IDF ROOM	110
	RES. ELEVATOR	87
	TRASH CHUTE	51
	EGRESS STAIR	196
		14,210 Total Sf
Level 5	RESIDENT AREA	6,048
	RESIDENTIAL AREA	3,972
	EXT. COVERED CIRCULATION	2,027
	AMENITY	572
	TRASH	109
	LAUNDRY	218
	IDF ROOM	117
	UNCOVERED CIRCULATION	232
	RES. ELEVATOR	89
	TRASH CHUTE	51
	EGRESS STAIR	218
		13,653 Total Sf
Total Residential SF		46,041

### Residential Unit Counts

Name	Count	Area	Avg SF
STUDIO	28	10,075 SF	360
1-BED	28	12,130 SF	433
2-BED	10	6,547 SF	655
Grand total	66	28,752 SF	

### Gross Area Summary

Residential	46,041 Total Sf
Commercial	31,322 Total Sf
Parking	23,755 Total Sf
Exterior Space	24,660 Total Sf

## Land Use Permit/SEPA/Design Review Application





HOPEWORKS  
PHASE II

ZONING CODE SUMMARY

ZONING CODE SUMMARY

PROJECT:	HOPEWORKS STATION PHASE 2	
CODE:	CITY OF EVERETT TITLE 19 LAND USE CODE	
ZONE:	BMU	
SPECIAL:	METRO EVERETT STATION AREA	

SECTION	TOPIC: REQUIRED / ALLOWED	PROPOSED
---------	---------------------------	----------

19.05 USE TABLES

Table 5.1	ALLOWED RESIDENTIAL USES IN BMU ZONE
-----------	--------------------------------------

	ALLOWED USE	PROPOSED:
	SUPPORTIVE HOUSING	66 UNITS OF SUPPORTIVE HOUSING
	REVIEW PROCESS II (7)	
Special Regs	Supportive Housing requirements per 19.39.155, including Management Plan as described.	

Table 5.2	ALLOWED NONRESIDENTIAL USES IN BMU
-----------	------------------------------------

	ALLOWED USE	PROPOSED:
	RETAIL (REVIEW PROCESS I)	RETAIL/CAFE LEVEL 1
	OFFICE (REVIEW PROCESS I)	OFFICE, LEVEL 2
	RESTAURANT (REVIEW PROCESS 1)	RESTAURANT LEVEL 1
	(None of the Special Regulations apply in this zone)	
	VOCATIONAL TRAINING (REVIEW PROCESS 1)	VARIOUS TRAINING PROGRAMS
	SOCIAL SERVICE FACILITY (RP 1)	VARIOUS PROGRAMS

19.06 DEVELOPMENT STANDARDS

Table 6.1	DEVELOPMENT STANDARDS FOR BMU ZONE
-----------	------------------------------------

	MINIMUM LOT SIZE	PROPOSED LOT SIZE:
	5,000 SF	25,800 SF

	MINIMUM SETBACKS:	PROPOSED SETBACKS:
	FRONT = 0 (40)	FRONT (WEST) = 0
	REAR = 0	REAR (ALLEY EAST) = 0
	SIDE = 0	SIDE (NORTH) = 0
		SIDE (SOUTH) = 0

Special Regs	See 19.31A.030.C.2 for Ground Floor residential setbacks	
--------------	--	--

	MINIMUM LOT DIMENSIONS	PROPOSED LOT DIMENSIONS
	100' WIDTH	COMBINE 3 LOTS FOR 215' WIDTH
	80' DEPTH	120' DEPTH

	MAXIMUM LOT COVERAGE (6):	PROPOSED LOT COVERAGE:
	N/A	100%

	BUILDING HEIGHT (4):	PROPOSED BUILDING HEIGHT:
	FOOTNOTE (41)	See below
	See 19.31A.030.A for building height regulations	

	LANDSCAPE CATEGORY	PROPOSED LANDSCAPE
	B (42)	See landscape Plans

	See 19.31A.040.F for street tree requirements	
--	---	--

	SIGN CATEGORY	PROPOSED SIGNAGE
	A (43)	TBD
	See 19.31A.040.L for additional sign regulations	

19.15 MULTI-FAMILY STANDARDS

19.15.050	ONSITE RECREATION FACILITY REQUIREMENTS	ONSITE RECREATION
-----------	---	-------------------

1.	May be used to meet Open Space per 19.31A.030.C.1.d	
	76 x .01 = .76 Acre Recreation Impact	Proposed Open Space and Amenity Spaces inside the building, elevated plazas and deck areas

	Studios and 1 Bedroom units = 56 people
	2 Bedroom units = 20 people
	3 or more Bedrooms - N/A

19.31A	BROADWAY MIXED USE
--------	--------------------

19.31A.030	OTHER DEVELOPMENT STANDARDS
------------	-----------------------------

A.	MAXIMUM BUILDING HEIGHT	PROPOSED HEIGHT:
A.1	65 feet per Map 31A	65 feet

A.1.a	No portion of a structure within 50 feet of a zone having a lower height limit shall exceed the adjacent height limit	Adjacent zone = C2-ES; Height Limit 65 feet per Table 6.1
-------	---	---

A.1.b.	Roof forms that do not contain habitable space may exceed the height limit by no more than 10 feet. All mechanical equipment shall be contained within a roof form and not exposed to view from either the street or adjacent residential areas.	
--------	--	--

B.	OFF-STREET PARKING STANDARDS	PROPOSED PARKING
	Per Table 34-1 in Chapter 19.34	Per Parking Levels P1, P2 and P3 126 spaces

C.	MULTI-FAMILY DEVELOPMENT STANDARDS	PROPOSED OPEN SPACE
1.	OPEN SPACE (Residential) - 19.31A.030.C.1	

	Open Space - 50 sf per unit	Required: 66X50=3300 sf
	# of Units = 66	Provided: 6,336 sf

1.a	Common Spaces (entry plaza, courtyards, decks) = 100% credit	
-----	--	--

1.c	Rooftop Decks and Terraces = up to 50% credit	Provided: .5 x 1,476 sf = 738 sf
-----	---	----------------------------------

1.d	Outdoor/ Indoor Recreation Areas = up to 50% Minimum width = 15 feet	
-----	--	--

	Ref. 19.15.040 for Open Space Requirements - Superseded by 19.31A	
--	---	--

19.31A.040	DESIGN STANDARDS
------------	------------------

A.	CURB CUTS	PROPOSED CURB CUT
	Separate from other Curb Cuts 100 feet	24 FEET WIDE
	Sidewalk shall carry across driveway	

F	STREET TREES	
	2.5" min cal., 5' planting strips	
	irrigation required in ROW	

L	SIGN DESIGN - creative, pedestrian-oriented	TBD
---	---	-----

M	SIDEWALKS	
	Width: 8' unobstructed	
	consistant material with adjacent properties	

N	STREET AND SITE FURNISHINGS	
	encouraged standards: use at building entries and plazas, open space	

O	OPEN SPACE (Public) - Required Standards, Nongateway Broadway - sites larger than 20k sf	
	Area = 4% of the site	Required: 25,801 x 0.04 = 1,033 sf
	Total Site Area=25,801 sf	Provided: 1,337 sf

	space ratio between depth and width not to exceed Minimum width = 15 feet	
--	---	--

	Type of Open Space - Forecourt: Open space in front of the main entry, consisting of paved surfaces, seating, landscaping, and lighting compatible with the architectural style of the	
--	--	--

Encouraged standards

1. Include additional landscape, accent lighting, public art, benches and low seating walls, or special
2. should be oriented toward the south when possible for optimal solar exposure

P	MAXIMUM SETBACKS - Nongateway Broadway Not set back from front property line more than 10 Space between the building and sidewalk, where wide enough, shall be designed to include seating and other street furnishings.	
---	--	--

Q	TRANSPARENT FAÇADE	Provided: 85% Transparency
	Minimum of 60% of ground floor façade from two feet to ten feet facing Broadway shall be windows with clear glass	

R	BUILDING DESIGN - Weather Protection Canopies required for 75% of the Broadway façade Canopy minimum width= 5 feet Canvas, Vinyl or impermanent not allowed Lighting below only allowed if lid is opaque	Provided Coverage: 40% Provided Width: 4'-6" Provided: Steel and Glass
---	--	--

S	SEASONAL COLOR	method: Street trees (spring and fall
---	----------------	---------------------------------------

19.34	OFF-STREET PARKING
-------	--------------------

Table 34-1	RESIDENTIAL PARKING	PROPOSED PARKING:
	SUPPORTIVE HOUSING - 1 space per 4 units per 19.34.020.1.f, or reference professional parking	Parking Study to be provided

Table 34-1	NONRESIDENTIAL PARKING	PROPOSED PARKING:
	OFFICE - 1 space per 400 sf	Office Area= 5,286 sf
	RETAIL - 1 space per 300 sf	Retail Area= 0 sf
	RESTAURANT - 1 space per 100 sf	Restaurant Area= 7,260 sf
	VOCATIONAL TRAINING - 1 space per 2 seats	Vocational Classroom= 50 seats
	SOCIAL SERVICE FACILITY - Parking Study per 19.34.030.A	Parking Study to be provided

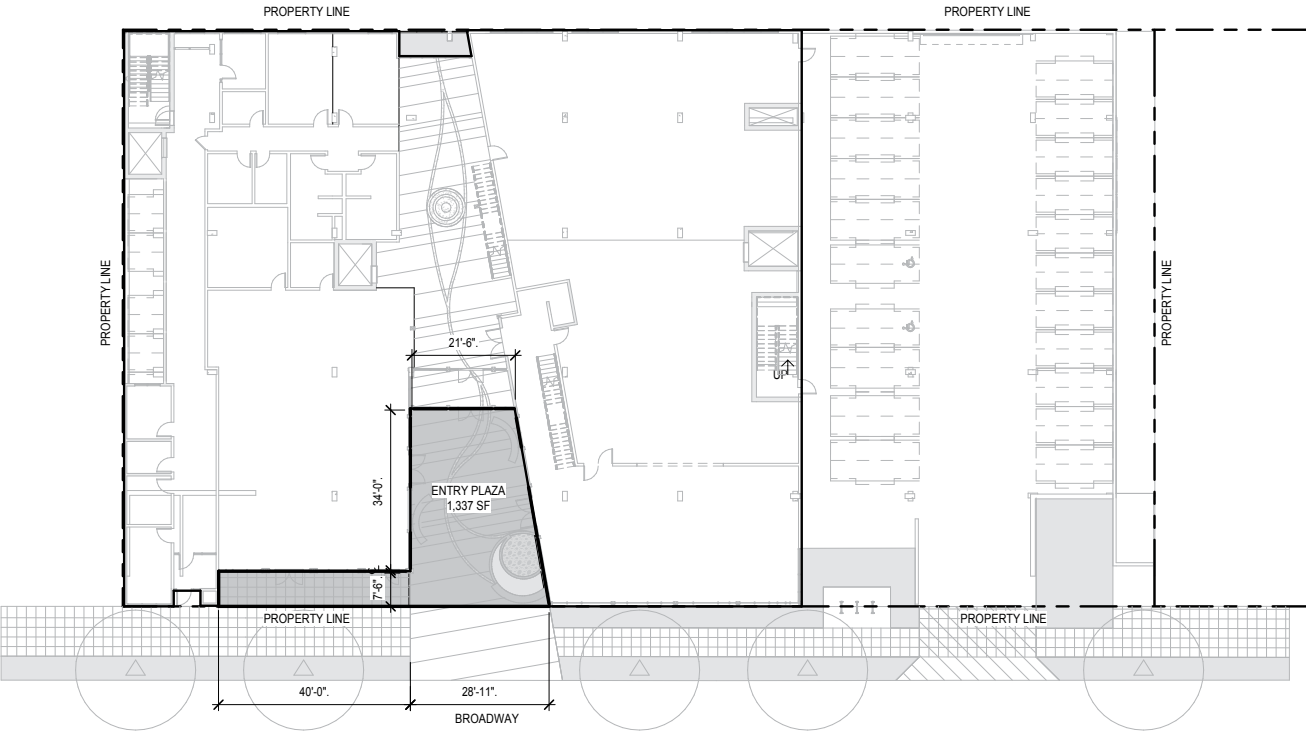
19.34.090 B.	OFF-STREET LOADING REQUIREMENTS	PROPOSED:
	Restaurant: 1 load berth per 20,000 to 50,000 sf	1 load berth

19.39	GENERAL PROVISIONS
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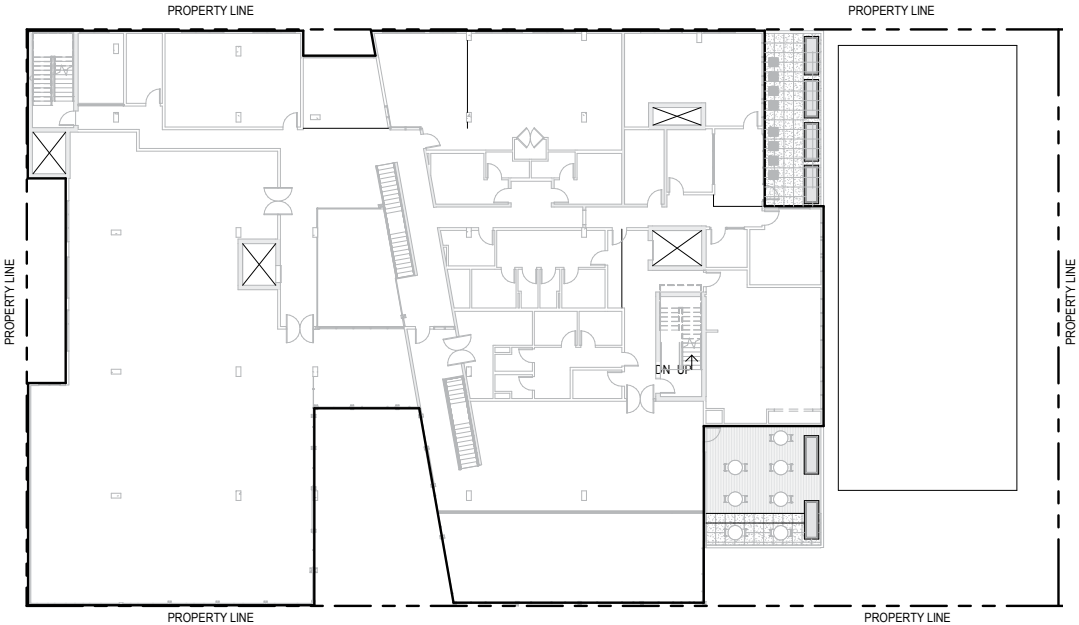
19.39.080	GARBAGE RECEPTACLES, SCREENING	PROPOSED:
	Shall be screened from adjacent properties	Basement





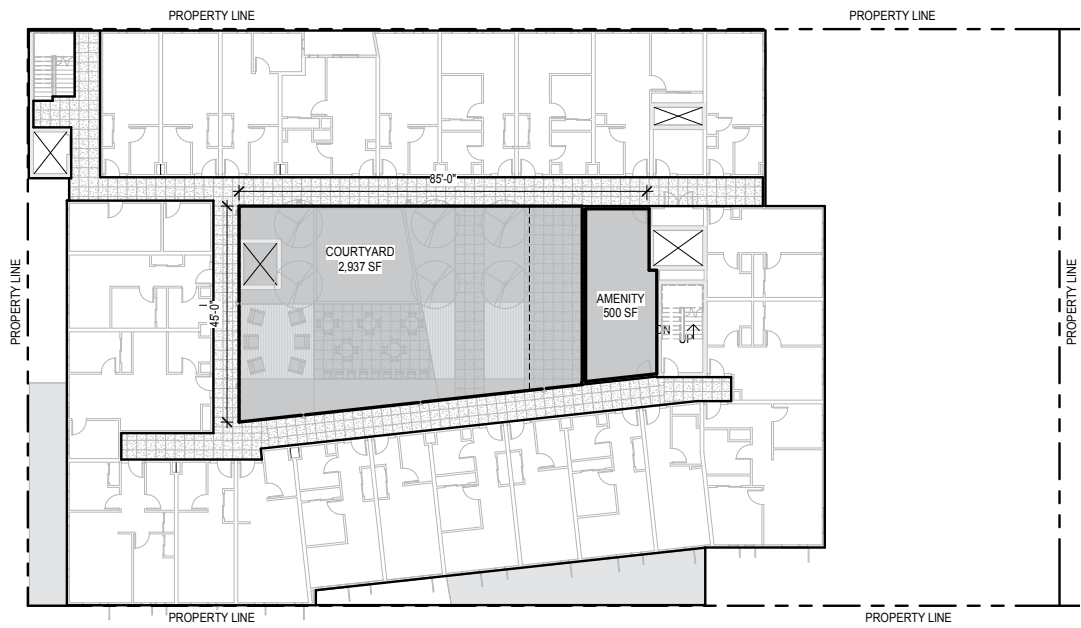


28 OPEN SPACE DIAGRAM - LEVEL 1  
SCALE: 1" = 40'-0" NORTH

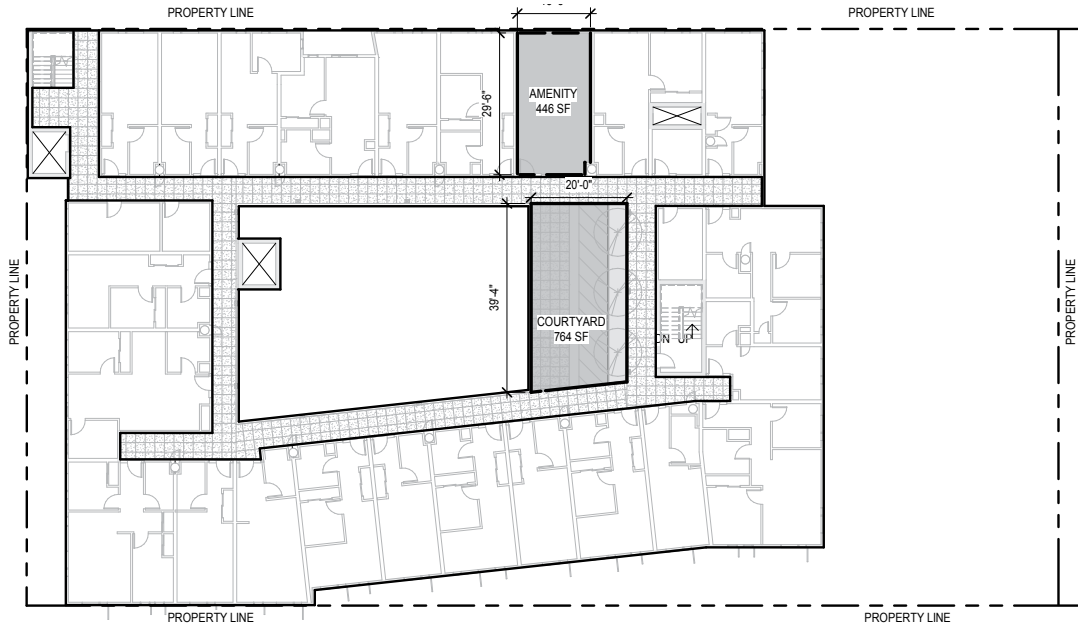


29 OPEN SPACE DIAGRAM - LEVEL 2  
SCALE: 1" = 40'-0" NORTH

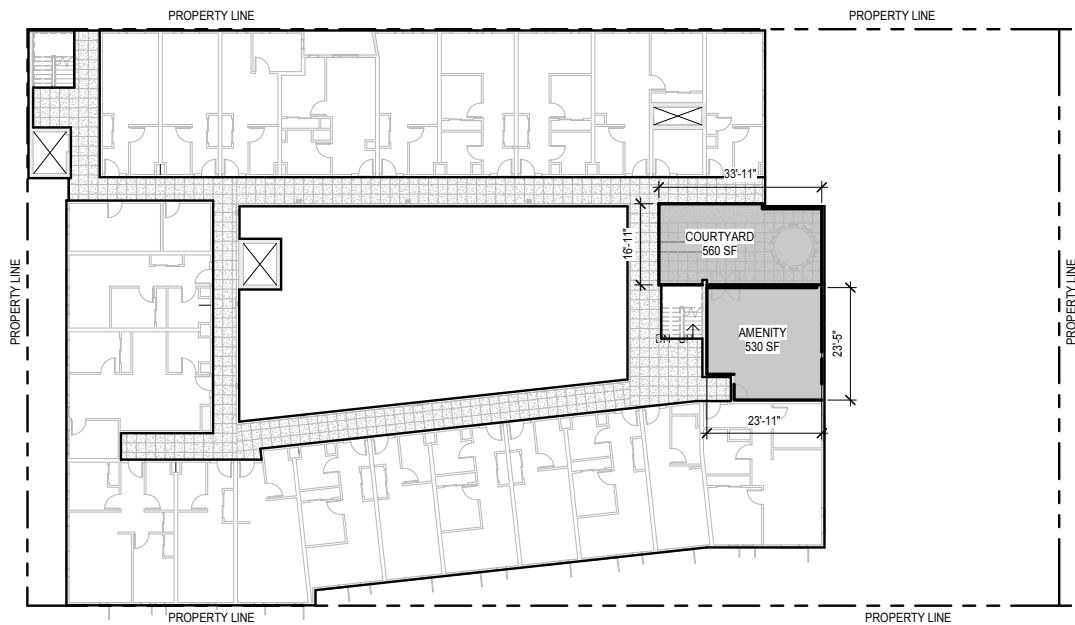




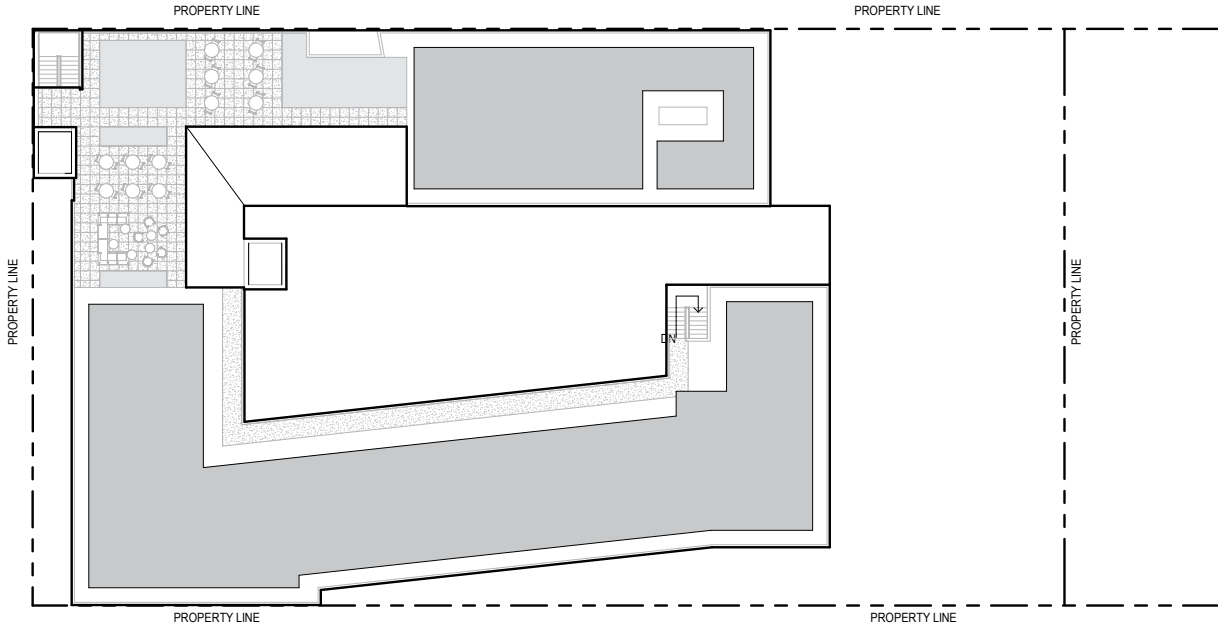
30 OPEN SPACE DIAGRAM - LEVEL 3  
SCALE: 1" = 40'-0" NORTH



31 OPEN SPACE DIAGRAM - LEVEL 4  
SCALE: 1" = 40'-0" NORTH



32 OPEN SPACE DIAGRAM - LEVEL 5  
SCALE: 1" = 40'-0" NORTH



33 OPEN SPACE DIAGRAM - ROOF  
SCALE: 1" = 40'-0" NORTH